



Shelsley Beauchamp

Worcester | Worcestershire





## Shelsley Beauchamp, Worcester, Worcestershire

- Architecturally captivating – Willow House with accommodation spanning 5,167 sq ft.
- A harmonious blend of modern elegance and functionality in an idyllic countryside setting.
- Grand foyer with vaulted ceiling and exquisite finishes that set the tone for the rest of the home.
- Seamless flow between the light, bright living accommodation.
- Six versatile reception rooms, adaptable spaces for family gatherings, formal dining, work from home and multigenerational living.
- Easy indoor-outdoor living, with large glass doors leading to wraparound patios for alfresco relaxation in sunny gardens.
- Five generously sized bedrooms, comfortable retreats ensuring ample space for family and guests.
- Impressive master suite features a well-appointed ensuite bathroom and extensive wardrobe storage.
- Of the four other bedrooms, three have ensembles and walk-out balconies with garden views.
- Two large, fully lined lofts offer scope for hobbies, storage or conversion
- Expansive grounds, beautifully landscaped gardens, set in approximately 3.34 acres.
- Convenient, peaceful location. Short drive to local shops, restaurants and recreational facilities.
- Detached double garage with electric vehicle charging point. Ample driveway parking for numerous vehicles.









Willow House is an architectural gem, designed for both comfort and family functionality. As you enter, you are greeted by a grand foyer that sets the tone for the rest of the home, showcasing high ceilings and exquisite finishes that blend modern elegance with a warm, inviting atmosphere. This wonderful home features light and spacious living areas that seamlessly connect the entire accommodation, creating a flow which is perfect for entertaining.

The spacious kitchen, ideal for casual dining and socialising, is equipped with ample counter space and high-end appliances including two Neff ovens. For more formal dining, the adjacent dining room can accommodate a large table and chairs. Its layout encourages interaction, whether for family gatherings or hosting friends.

Each of the six reception rooms is thoughtfully designed to adapt to various needs – be it a cosy family room, a sophisticated study, or a formal dining area. A big utility offers room for white goods as well as practicality for pets. Large glass doors lead to the outdoor patios, creating an effortless transition between indoor and outdoor living, allowing you to enjoy alfresco dining or relaxation in the sun-drenched gardens.

The five bedrooms are generously sized, providing comfortable retreats. The master suite is particularly impressive, featuring extensive built-in wardrobes and an ensuite bathroom including a shower and soaking tub. Of the additional four bedrooms, three are ensuite and feature spacious balconies with garden views. An additional sitting terrace offers an extra alfresco space.

The expansive wraparound gardens and grounds of around 3.34 acres are a joy to walk through. As well as vibrant planted beds, evergreens and mature ornamental trees there are two ponds with a connecting stream, two sizable sheds, a Robinsons greenhouse, a walk-in fruit cage complete with raised beds, and an apple orchard. A naturalised woodland area leads down to a stream. Added to the choice of patios in shade or sun, the gardens are the ideal setting for outdoor living or playing.









The gardens offer complete privacy, enclosed by secure gates, with a large, gravelled driveway providing ample parking space for vehicles of various sizes. For car enthusiasts, the detached double garage with electric vehicle charging point offers additional storage and parking options.

Willow House is ideal for multigenerational living, remote working and future-proofing your lifestyle if required. Moreover, the strategic location of Willow House ensures you are just a short drive away from local shops, restaurants and recreational facilities, providing the perfect balance between privacy and convenience.

Willow House is situated in the highly desirable village of Shelsley Beauchamp in the heart of the Teme Valley. The village has the historic All Saints Church with its 14th century west tower of red sandstone. There is also an active village hall. The world-renowned Shelsley Walsh Hill Climb is within driving distance away. Further amenities are available in the nearby villages of Stanford Bridge, Clifton-upon-Teme, Martley and Great Witley, including junior and senior schools, namely the highly regarded Chantry Senior School at Martley.

There is a doctor's surgery at Great Witley. The Cathedral City of Worcester is approximately 10 miles distant with its direct rail links to Birmingham and London. There is good M5 motorway access via junction 5 at Wychbold as well as 6 & 7 at the north and south of Worcester.

Mains Water - Septic Tank Aqua Cleaning - Mains Electricity - Oil Central Heating - Broadband - Tax Band G

#### Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





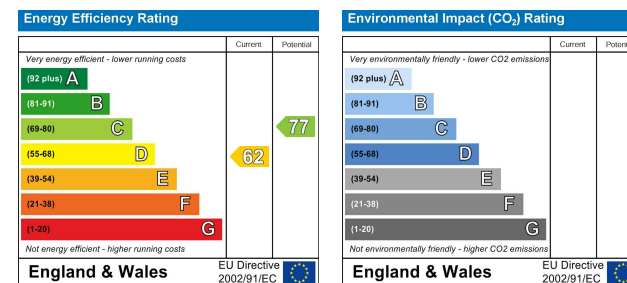




Willow House, Shelsley Beauchamp, WR6 6RB



Total Approx Area: 480.0 m<sup>2</sup> ... 5167 ft<sup>2</sup> (excluding balcony, terrace, loft room)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.



Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

