



Green Acres, Great Nobury Farm  
Appletree Lane | Inkberrow | Worcestershire | WR7 4HY

FINE & COUNTRY

# GREEN ACRES

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Green Acres is a stunning barn conversion set in an idyllic location situated at the top of a private drive with wonderful views across Worcestershire. The renovations have been carried out within the last few years and are of the highest standards and specification, offering a wonderfully appointed stylish family home whilst maintaining the original features and character of the property. A sunny and sheltered central garden area provides several entertaining spaces with a recessed hot tub included.

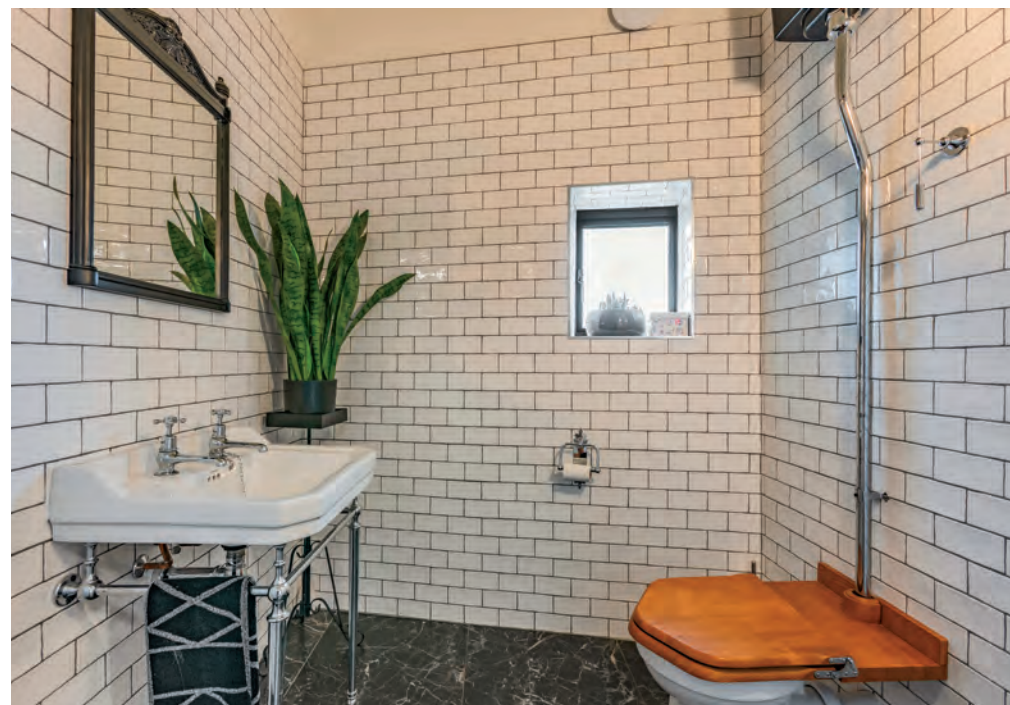






### Ground Floor

On entering the property through the large glass front door, a light hallway with stylish marble effect grey floor tiles, original exposed brickwork and a door to the garden sets the tone of this wonderful property. To the right you will find a stunning sitting room with the centrally situated feature Bronpi woodburning stove, a cream tiled floor, and doors to the garden. A striking oak and glass split staircase leads to the first floor. Off the sitting room is a spacious double bedroom and en-suite shower room. At the other end of the property, off the main hallway, a downstairs WC and a fully fitted utility can be found, and access to the lawned area and stables beyond. The superbly appointed kitchen, with bifold doors to the garden, has stylish grey units that house the integrated AEG appliances including a convection hob, extractor hood, two ovens, a combination oven and microwave, two dishwashers, integrated fridge and freezer and drinks fridge. The focal point of the kitchen is the large central island with seating offering a social hub within the kitchen. The bifold doors along the length of the kitchen lead onto the central garden and outdoor entertaining areas. Steps down lead to an open plan dining area, featuring a multi-fuel burning stove and bifold doors to the garden. A cosy snug and office can be found beyond the dining area, all continuing with a theme of beams and exposed brickwork.

























#### First Floor

The oak staircase leads to the first floor and the three additional bedrooms, all with high ceilings, feature beams and en-suites. The main bedroom is accessed through the large dressing room with en-suite off, comprising of a feature bathtub and walk in shower. Large Velux windows and high ceilings give a sense of space and light throughout. Another double bedroom can be found on this side of the property, with mirrored fitted wardrobes and en-suite shower room integrated behind the mirrored doors. A large window gives views across the surrounding countryside and the garden. The remaining double bedroom has Velux windows and a stylish en-suite shower room.

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### Outside

To the front of the property is parking, a lawned area, and border with several mature olive trees. To the side of the property, a shared driveway leads to the stables and paddocks. A feature of this property is the large central garden area, which offers ample entertaining opportunities. The terraces and grassed areas are wonderfully crafted to provide ample sunshine and shaded areas. Mature olive trees can also be found here and attractive beech hedging to the side. A recessed hot tub and games room can also be found. To the rear of the property, a wooden five bar gate leads to the wooden stabling and garage block, together with a hardstanding forecourt and post and rail fencing. The double garage is currently being used as a games room. There is a loose box and tack room, and easy access to the paddock.

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## INKBERROW

Recognised as the village on which the fictitious “Ambridge” is based in the long running BBC Radio 4 soap opera “The Archers”, Inkberrow is the personification of a working English village, proud of its history and vibrant with activity. Lying within the Wychavon District of the county of Worcestershire, within central England, the Ancient Settlement of Inkberrow was first recorded in the 8th Century as “Intanbeorgan”.

The location of the village within central England, equidistant to Worcester and Stratford-upon-Avon, makes it uniquely placed for access to numerous commercial and historic towns and cities throughout the region. Junctions 6 & 7 of the M5 motorway are 11 miles west providing for onward travel to the South West Peninsula and Wales. Junction 2 of the M42 motorway at Alvechurch, some 12 miles north, provides a gateway to the wider Greater Birmingham motorway network including the M6, M6 Toll and M1 motorways, enabling comfortable traveling to the north, east and south east. Travelling to the capital by car is easiest via the M40 motorway junction at Warwick, 19 miles distant.

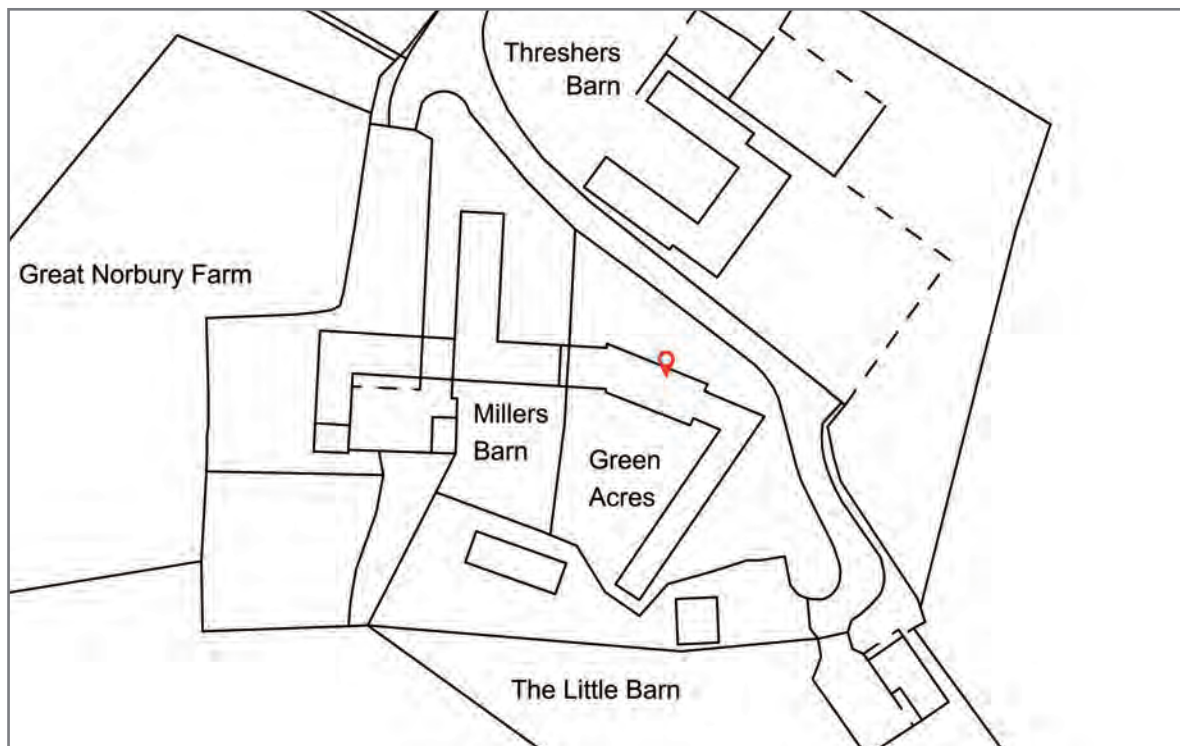
The Old Bull public house, nestling adjacent to the village green, is where William Shakespeare is reputed to have stopped on his journey to Worcester to collect his marriage certificate. Not to be confused with The Bull’s Head public house that also lies at the centre of village life and is now a destination “Gastro” eatery. In addition to the Post Office and “The Forge” shop, Inkberrow has the “Grey Gables” doctor’s surgery (yaking its name from the Archers Hotel), and Inkberrow First School. There is also a well-supported Football Club, Bowling Club and Tennis Club.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children’s needs. There are a range of local primary schools, in addition to the First School, within a number of the surrounding settlements with more senior schooling at Astwood Bank, Alcester, Pershore and Evesham. Fee paying schools of national repute are to be found at Bromsgrove, Worcester, Malvern, Solihull and Warwick.









#### Services

Oil fired heating. Water meter. Septic tank. Broadband. Underfloor heating to the ground floor.

#### Tenure

Freehold

#### Local Authority

Wychavon District Council  
Council Tax Band G

#### Notes

There are bat boxes at the property. The driveway and septic tank are subject to shared maintenance costs.

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### Opening Hours:

Monday to Friday  
Saturday

9.00 am - 5.30 pm

9.00 am - 1.00 pm



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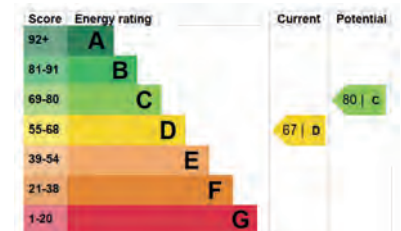
**Green Acres, Great Nobury Farm, Appletree Lane, Inkberrow, Worcester**  
**Approximate Gross Internal Area**  
**Main House = 3220 Sq Ft/299 Sq M**  
**Outbuildings = 594 Sq Ft/55 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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*“A very positive experience working with Abi and Vanessa during our house purchase.  
Good communication, very helpful and went the extra mile.”*



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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