



Leaze View
New Inn Lane | Shrawley | Worcestershire | WR6 6TE

FINE & COUNTRY

LEAZE VIEW

This stunning, five bedroom, detached family home lies within the picturesque village of Shrawley, an accolade to the British countryside and in the heart of rural Worcestershire. Shrawley Wood is only a stone's throw away and home to one of the largest small-leaved lime woodlands in the country – renowned for its spectacular display of bluebells in April and May. The property itself is new in construction which is evident by its immaculate finish. It boasts a large entertaining kitchen/diner/living area, snug living room, large double bedrooms, and an all-year outside area with bar, jacuzzi, and billiards room. The property is also within the catchment for The Chantry School, with school bus pickups for both primary and high schools at the bottom of the lane by The New Inn pub.



Ground Floor

Upon entry, the ground floor welcomes you with a practical covered porch area, and a large and airy entrance hall with WC. To the left is a well-proportioned, versatile space which could function as a ground floor bedroom or dining room, and to the right a cosy living room with fire. The entire back width of the property hosts a stunning, modern kitchen with island and utility to the left, dining space with triple glazed doors, and living area with inglenook fireplace to the right, together forming the heart of this property.

- Entrance Hall
- Sitting Room
- Dining Room/Bedroom Five
- W/C
- Kitchen/Family Area
- Utility





Seller Insight

“ Situated down a quiet no-through country lane in the pretty village of Shrawley, which lies on the western bank of the River Severn just a few miles north of the city of Worcester, this beautifully built contemporary home offers the best of modern country living. Completed around four years ago to a high specification, it includes five double bedrooms, a sizeable open plan kitchen, large gardens and excellent leisure and entertainment facilities.

“Leaze View is a fantastic family home which is also perfect for entertaining; a newly constructed summer house with bar room, a billiards room and a large covered jacuzzi make it the perfect set up for fun and entertainment. The property is surrounded by stunning farmland and is located close to Shrawley wood, which is renowned for its magical display of bluebells in April and May. Just a few yards away is a traditional country pub ‘The New Inn’, and the village offers a variety of active community groups if you are the social type. The area hosts some excellent schools and the school bus, which runs from Stourport to Worcester serving primary and secondary schools, picks children up from just a few yards down the lane. We are in catchment for a good range of schools for all ages”, says owner Jaimie, who has lived her for three years.

“The large garden is very peaceful and offers delightful countryside views – grazing cows often come to the back fence to say hello. It’s a great spot for enjoying a private rural life whilst not being too far away from towns, cities and good road networks.”

“Both house and garden have excellent facilities but a favourite place to spend time is the open plan kitchen – it’s the hub of the house and a really great place for socialising. There is plenty of parking on the large drive, and there is a single garage and a covered car port so there’s never a problem accommodating visitors.”

“The finish on the house is excellent and it’s a very low maintenance home – just bring your suitcase!”

“We will miss absolutely everything about this house but must move to accommodate extended family members in ill health. We will be sad to leave this wonderful home and location.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The first floor is host to four large double bedrooms with an abundance of natural light throughout, and a family bathroom with modern finish. The principal bedroom in particular taking centre stage with a Juliet balcony overlooking the garden to the rear, large walk-in wardrobe, and an impressive en-suite.

- Main Bedroom with en-suite and walk-in wardrobe
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom









Outside

Well-proportioned and beautifully built, the outside of the property features a good-sized patio area ideal for relaxing. To the left there is a newly constructed summer house including bar room, billiards room, and a large, covered area for a jacuzzi - a perfect set up for fun and entertainment. The property also benefits from a single garage, a covered car port passageway and a large drive.











WORCESTERSHIRE

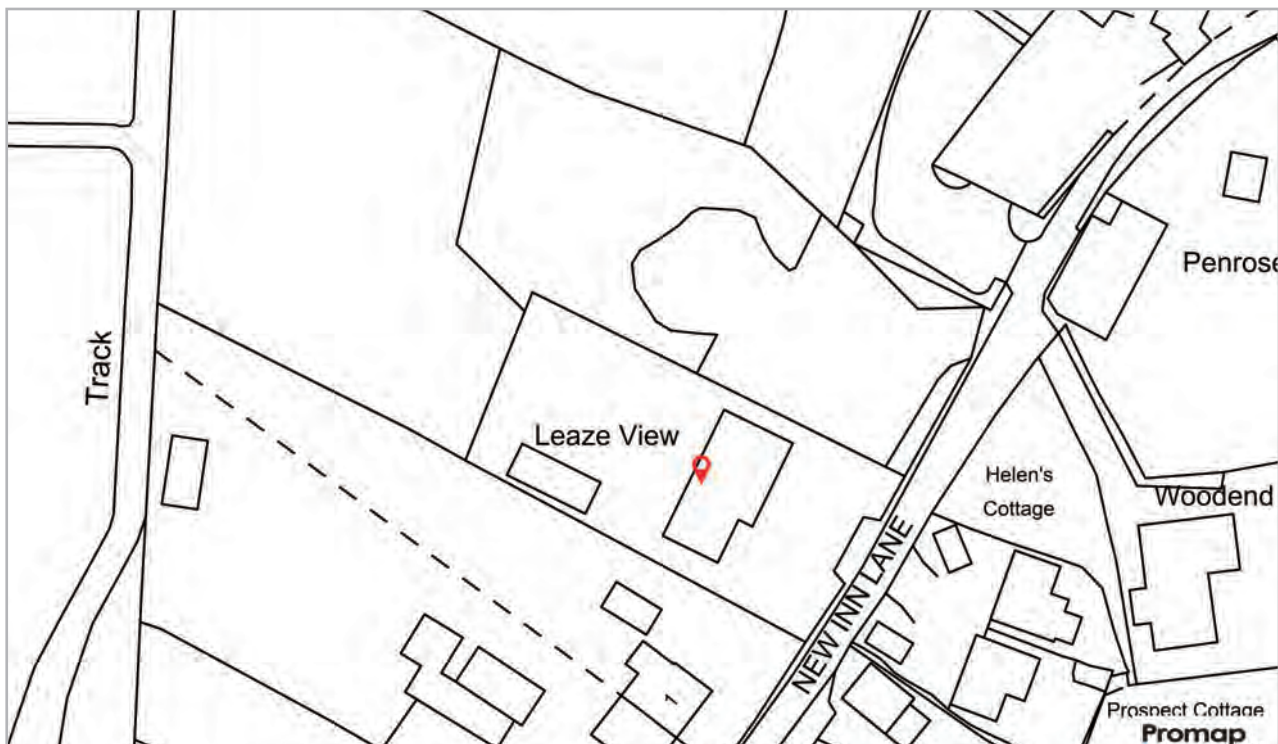
One of the smallest counties in the UK, Worcestershire is a rural area of the midlands, bordering Herefordshire, Shropshire, Staffordshire, West Midlands, Warwickshire and Gloucestershire. The county is known as being the birthplace of composer Edward Elgar and the inspiration for J.R.R. Tolkien's renowned books *The Hobbit* and *The Lord of the Rings*.

Places of interest include Croome Court, Hanbury Hall, Broadway Tower, West Midlands Safari Park, The Worcester Porcelain Museum and The Forge Mill Needle Museum.

Other principal settlements in Worcestershire are Bromsgrove, Stourport-on-Severn, Droitwich Spa, Redditch, Evesham, Kidderminster and Malvern, while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton-upon-Severn.

Within a few minutes' drive of Worcester are some exceptional picturesque walks around Abberley, Great Witley and all along the ridges of the Malvern Hills.





Services

Mains water and electricity. Air source heat pump. Wet underfloor heating to the ground floor. Septic tank.

Tenure

Freehold

Notes

Covenant detailing that the drainage system must not be obstructed.

Local Authority

Malvern Hills District Council
Council Tax Band G

Viewing Arrangements

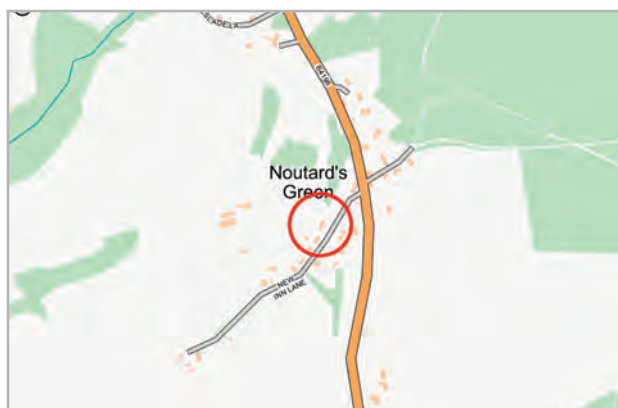
Strictly via the vendors sole agents Fine & Country on 01905 678111. Contact Bert Rogers on 07734 955 460.

Website

For more information visit www.fineandcountry.com

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



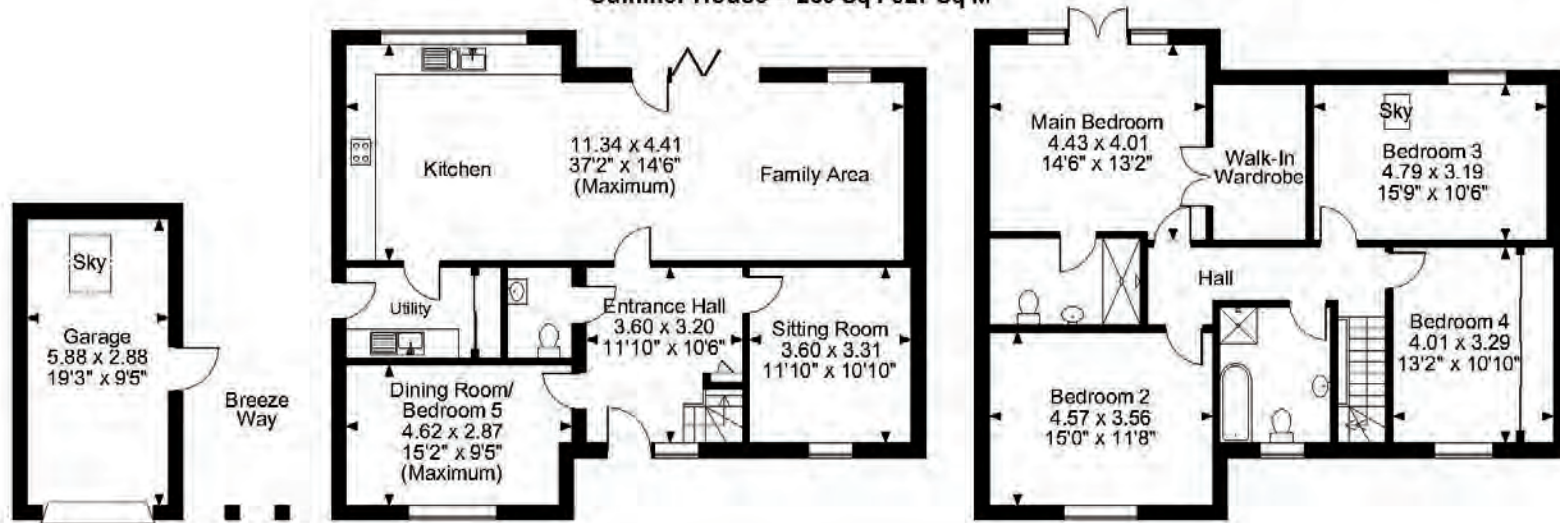
Leaze View, New Inn Lane, Shrawley, Worcestershire

Approximate Gross Internal Area

Main House = 2008 Sq Ft/187 Sq M

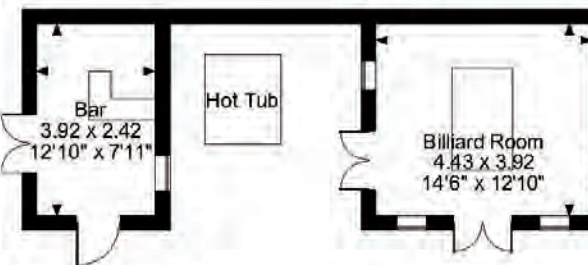
Garage = 182 Sq Ft/17 Sq M

Summer House = 289 Sq Ft/27 Sq M



Ground Floor

First Floor



Summer House

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8482706/SS







BERT ROGERS

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07734 955 460
email: bert.rogers@fineandcountry.com

Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

