



Rosemary Cottage  
Windmill Hill | Stoulton | Worcestershire | WR7 4RR

# ROSEMARY COTTAGE

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This charming and historic partly thatched Grade II Listed semi-detached cottage occupies an enviable rural location with a stunning garden of approximately a third of an acre (not verified). Four bedrooms and two reception rooms, one of which has a lovely inglenook fire place. Just 8 miles South East of Worcester, 3 miles to the new Worcester Parkway Railway Station and 4 miles to M5 Junction 7.



#### Ground Floor

- Hallway
- Lounge with inglenook fireplace
- Kitchen/Diner
- Utility
- Cloakroom/WC

#### First Floor

- Landing Area
- Four Bedrooms
- Dressing Room
- Family Bathroom









# Seller Insight

“This idyllic and spacious cottage sits amidst its delightful garden, surrounded by stunning pastoral countryside and on the route of the renowned 'blossom trail'. For the past twenty years it has been the much loved home for Ed and Val.

“We lived in the region and desired to live in a more rural location. We selected a fairly wide area but it took us some time before we discovered Rosemary Cottage, once a farm worker's home. Part of the house is thatched and part is four hundred years old but everything blends in perfectly. Our home has a natural welcome; having so many windows enables natural light to flood throughout the house. Our main reception room features ancient beams and an inglenook. It is the ideal room in the summertime with the windows and doors wide open, as the sounds and perfumes of the season waft inside. However, on chilly winter days it becomes a cosy haven, especially when the fire is roaring away.”

“The house was in excellent condition when we came to live here but we have, of course, meticulously maintained and upgraded many rooms – always with great respect to the character of the cottage.”

“We will have very mixed emotions saying farewell to what has been a magnificent home in this fabulous, convenient setting and location. Our family, particularly our grandchildren, are very sad that we are leaving. However, we have had twenty glorious years living here and it is time for others to enjoy life at Rosemary Cottage.”

“Everything we need is close at hand. We have access to a fabulous farm shop selling local produce and the village itself is very sociable and active. There are excellent pubs close by in which to enjoy a tasty lunch, particularly after a nice walk. Schools in the region are excellent and there is access to a wide choice of sport and leisure facilities. The road and rail network is very efficient and many people from the area commute into the capital.”

“Our mature, spacious garden gives us all lots of pleasure. We have several areas in which to relax and it is a joy to watch our grandchildren making their dens, or playing hide and seek. Our house and garden have been a wonderful venue for numerous relaxed parties and celebrations held over the years.”\*

\*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.













## Outside

The garden is a stunning feature standing in approximately a third of an acre (not verified) with a kitchen garden and green house. Private driveway and generous parking.

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# LOCATION

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Windmill Hill lies within the modest rural Parish of Stoulton, 8 miles to the South East of The Cathedral City and county Town of Worcester. Increasingly recognised as a University Town, Worcester is a thriving regional centre, straddling the River Severn and offering a wealth of recreational amenities with its picturesque County Cricket Ground, Racecourse, Premiership Rugby Club and Rowing.

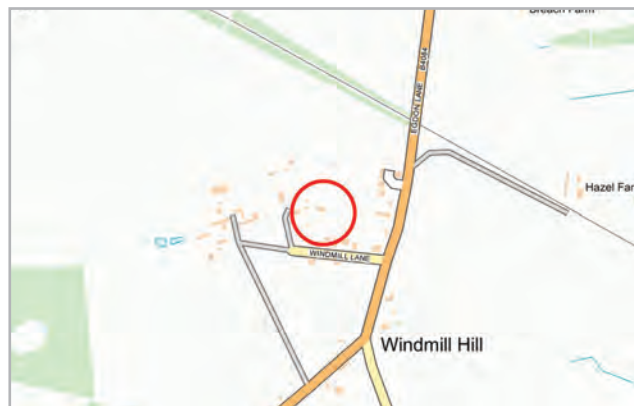
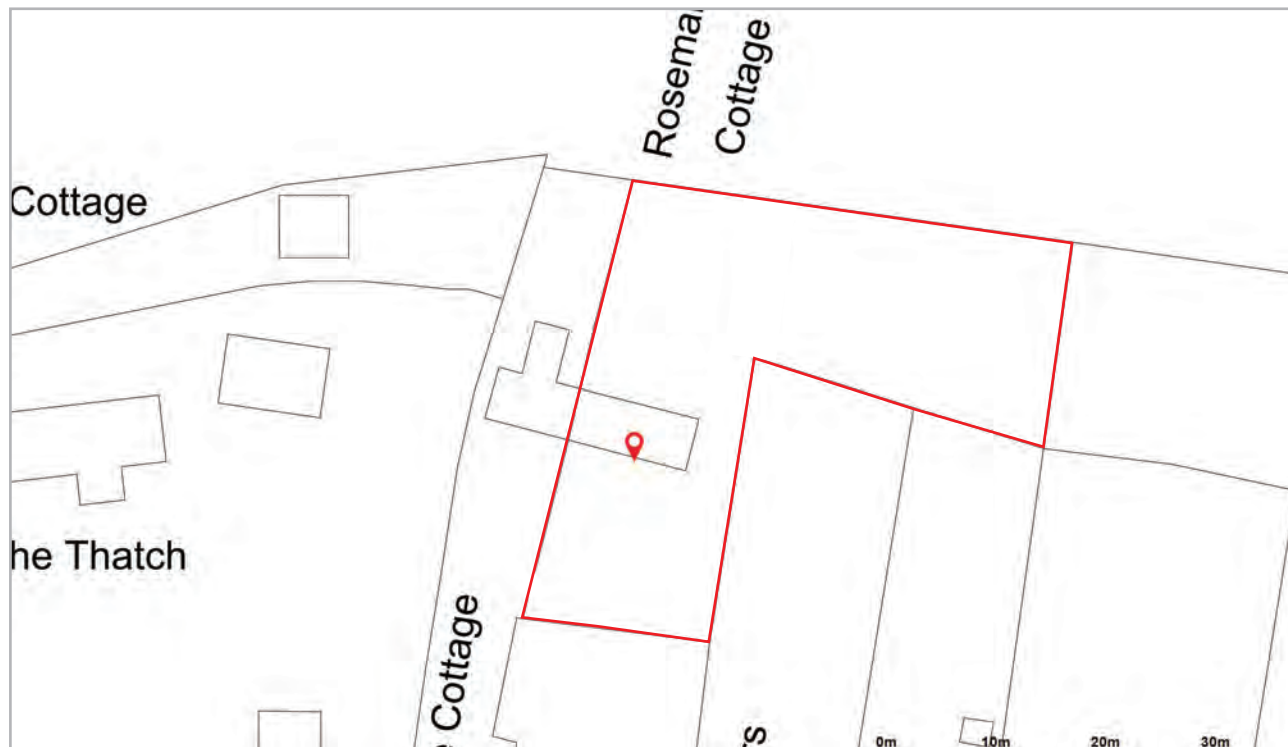
The historic market town of Pershore is some 3 miles South. The town is characterised by its Georgian architecture, Abbey and annual plum festival.

Stoulton itself has a country pub, farm shop and garage. More substantial facilities, including a Waitrose, may be found on the fringes of Worcester within easy driving distance.

If education is a priority, the area is exceptionally well served in both the maintained and independent sector. Local primary schools may be found at both Drakes Broughton and Littleworth, with secondary schooling at both Pershore and Worcester. Worcester is recognised for both The King's Schools (junior and senior) and Royal Grammar Schools (junior and senior).

Schooling within the County at both Malvern (Malvern College and Malvern St James) and Bromsgrove (Bromsgrove School) are also readily accessible from Stoulton, particularly as a result of the Worcester Parkway Railway Station that is now nearing completion for opening by 2020. This will provide both increased capacity and shortened journey times to the Capital as well as faster access to the North (Birmingham and The Black Country), the South (Cheltenham, Gloucester and Bristol) and the West (Malvern and Hereford). The station is under 3 miles drive from Windmill Hill.





Services  
Mains water and electricity. Oil fired central heating.  
Private drainage.

Local Authority  
Wychavon District Council  
Council Tax Band F

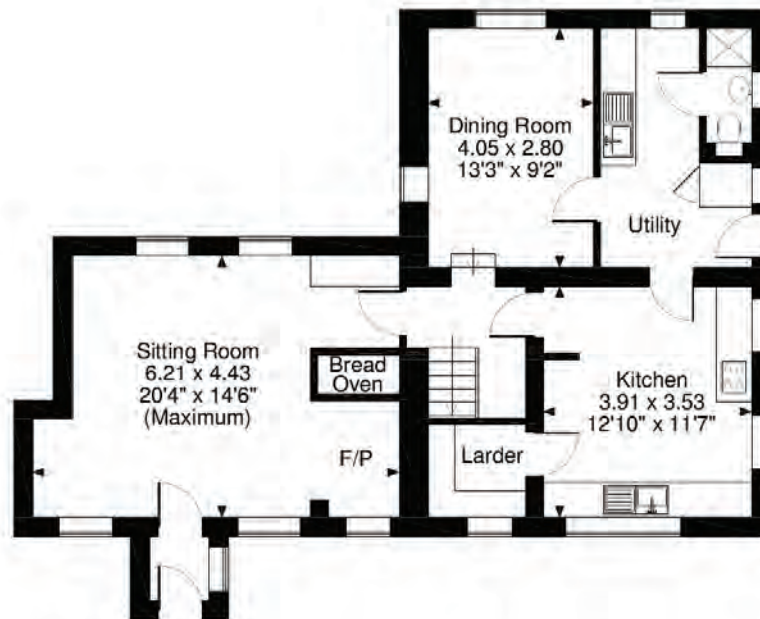
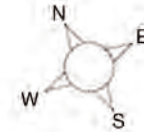
Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on  
01905 678111.

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

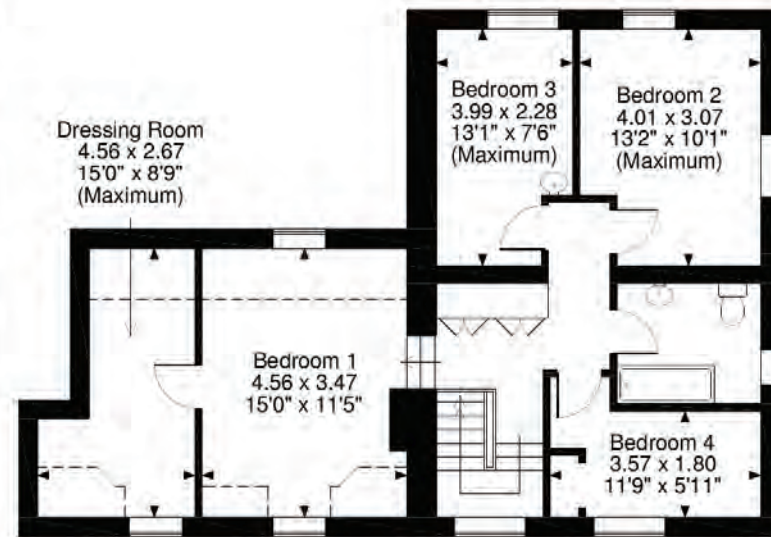
Opening Hours:  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm



**Rosemary Cottage, Windmill Hill, Stoulton, Worcester**  
**Approximate Gross Internal Area**  
**1507 Sq Ft/140 Sq M**



**Ground Floor**



**First Floor**

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

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

 Denotes restricted head height

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EPC Exempt





## HALINA DAY

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Having grown up in Warwickshire, Halina now lives in the Worcestershire village of Feckenham with her partner and two French Bulldogs. She has a strong background in sales and thrives on showing her clients how to showcase their home in order to achieve the best possible price. She will always go the extra mile and uses her excellent negotiating skills to ensure that all offers reach their full potential. Outside of work, Halina enjoys exercising at the gym and spending time with her two grown up sons.

### YOU CAN FOLLOW HALINA ON



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*“Halina was a pleasure to deal with on the purchase of the property, Halina guided us through the whole process with ease and was always available to help and advice.”*

## 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.

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