



Kingswood House  
Kingswood | Nr Martley | Worcestershire | WR6 6PG



# KINGSWOOD HOUSE

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Kingswood House is an exceptional character house in a secluded location at the end of a no-through lane in the hamlet of Kingswood. Originally a timber framed property, the house has undergone various extensions and refurbishments, and now offers a wealth of accommodation. This stunning five bedroom family home is encircled by delightful rural gardens and woodland, and has the added benefits of river frontage with shooting and fishing rights. As well as the main house, there are two barn conversions which are currently generating a generous rental income.







### Ground Floor

This stylish property is accessed through an oak open porch and into a hallway which services many rooms including a downstairs cloaks/WC, a study and into the kitchen at the rear of the property. Stairs lead down into the stunning dining room which has a feature fireplace with a large log burner. The main sitting room can be accessed through the dining room or from stone stairs leading from the hallway. This spacious area has doors leading out on to the patio and views across the gardens, as well as an open fire making it a warm and cosy room. A utility room is also located off the hallway and this is fitted out with cupboards, a Belfast sink and has space for a washing machine and tumble drier. The jewel in the crown is the well-appointed open plan kitchen/diner which offers a wealth of units complemented by attractive granite worktops and tiled flooring. Built in appliances include a microwave, drinks fridge and a dishwasher. There is a large free standing Range cooker which is fuelled by Calor Gas and an American Fridge Freezer which will be included in the sale of the house. The current owners have added a fabulous oak framed garden room which has space for a dining table and has a log burner, bi fold doors and enjoys fabulous views of the gardens and countryside beyond.









# Seller Insight

“The house was originally built in the 1600s, but over time it has been sympathetically extended and updated, and is now a very warm and welcoming family home that is ideal for modern living. “We’ve always felt extremely lucky because we happened upon the property quite by chance,” says the owner. “It’s such a magical place and we fell in love with it the minute we laid eyes on it.”

“It’s steeped in history, a really fascinating place, and that was definitely part of the appeal, but we also saw it as somewhere where we would be able to enjoy a really fantastic quality of life, and indeed we have. We’re surrounded by nature and we enjoy total and utter peace and tranquillity here. It’s our own private nature reserve, and the array of wildlife that it attracts is rich and diverse. During our time here I’ve planted around two thousand trees and managed the woodland as a hobby, and I love nothing more than to wander the grounds, collecting wood for the fires and just soaking in these glorious surroundings.”

“The house has been a wonderful home, and to look at it’s a real showstopper,” continues the owner. “Over time we’ve refurbished all of the rooms, taking great care to preserve all of the lovely old features, but we’ve updated elements such as the kitchen and the bathrooms so it has all the benefits of a modern home encased within this stunning period shell. It’s been a place where our family has been able to gather together, and it’s also been a superb party house. On one occasion we had marquees set up on the lawns and we entertained over two hundred guests! All in all, it’s a place that has afforded us an exceptional quality of life.”

“There are so many beautiful rooms in the house, each with its own unique character and charm, but one of my favourites is my study. It’s a very peaceful space and it has a lovely aspect across the garden, the woods and the pretty pond.”

“We’re tucked away in our own little world, which is a real slice of paradise, and it’s made all the more extraordinary by knowing that just over there the real world exists. The village has a little shop, a Post Office, an excellent GP surgery and an excellent school, and it also boasts a vibrant community so there’s always lots to get involved in. For everything else, we usually head into Worcester, which is only twenty minutes away by car.”

“Within the grounds we had two sets of garages that really didn’t serve any useful purpose so we obtained permission to transform them into two beautiful cottages. We used reclaimed materials so that they blend nicely with the surroundings, and they have been finished to the highest standards. At the moment they are both let out and they generate a good income.”

“What will we miss when we leave? Absolutely everything,” says the owner. “This is a magical place, and one that’s quite unlike any other.”\*

\* 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 main house has five good sized bedrooms, most of which are complemented with bathroom facilities. The main staircase leads to the large family bathroom which has both a bath and separate shower, as well as a vanity unit and WC. Next to the bathroom is a lovely guest bedroom which has a window seat which enjoys views of the gardens and has an en-suite shower area within the room. In the landing area is a loft ladder which leads to attic space which is perfect for storage.















The Principal Bedroom has a feature Juliet balcony, perfect to enjoy the morning sunshine. It also has a dressing area, built in cupboards and an en-suite shower room. A smaller staircase leads to two double bedrooms which both have original character beams with an airing cupboard on this landing. And finally, the remaining guest bedroom which has a luxurious en-suite with roll top bath, double vanity unit, fitted bedroom furniture and a balcony with views over the gardens.



### Kingswood Cottage

Situated within the grounds of the main house and is a fully self-contained two bedroomed barn conversion. The property has been completely fitted out to a very high standard and includes underfloor heating, a fully fitted kitchen with integrated appliances including a fridge, freezer, dishwasher, cooker and hob, and washer/drier. There is a downstairs cloaks and WC, spacious sitting room with multi fuel stove and electric heating. On the first floor are two bedrooms which both have en-suite facilities. The cottage generates a monthly income for the current owners through a long term let but could be used as a holiday let.

### Nonna's Cottage

A one bedroom property which has been fitted out to the same style and standard as the neighbouring cottage. It has an open plan kitchen/dining/sitting room on the ground floor and an en-suite bedroom to the first floor. This property also generates a lucrative rental income to complement the main house.

### Outside

The total acreage at Kingswood House amounts to approximately 15 and a half acres which includes well managed woodlands comprising of numerous and various trees, newly planted specimen trees, wild flowers and grasses together with mown and gravelled paths with extensive river frontage equating to half a mile. There are various patios and entertaining areas and wonderful spots which have been lovingly named by the current owners. Cilla's Den is a substantial summer house with electricity and bench seating with cushions which has served well as a party room and a changing room for the hot tub. Rosie's Room is a wooden structure which has been used for garden furniture storage over the years. Two attractive wildlife ponds are lit to give the maximum effect when enjoying the evenings in the garden and various picnic areas are located in the woodland. For the green fingered, there are mature flower beds, four greenhouses and two orchards for cultivating home grown produce. There are two blocks of garages, one which houses four garages and is located close to the barn conversions, and a detached double garage close to the main house. All garages have electronically operated doors and are of a good size and in very good condition.



















# LOCATION

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Kingswood House is located in the hamlet of Kingswood near to the village of Martley which has many amenities including Martley Primary School and the popular Chantry High School. There is a post office, garage, doctor's surgery and a leisure centre which is open to the public in the evenings. Close by in neighbouring villages are the Admiral Rodney and Mason's Arms public houses and highly recommended Chim Doo Thai restaurant. In close proximity are the historic city of Worcester, Bromyard and Malvern as well as the M5 motorway.

The County Town and Cathedral City of Worcester, lying on the banks of The River Sever, provides high street and boutique shopping, and is characterised by one of England's great Cathedrals, County Cricket Ground, Premiership Rugby Club, Racecourse and University. There is also a large Waitrose store located on the London Road.

The newly opened Worcestershire Parkway Railway Station, situated to the East of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

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. These include Malvern College and both The Kings Schools and Royal Grammar School at Worcester.









Services  
 Mains electricity  
 Mains water  
 Private drainage  
 Oil fired central heating  
 LPG for cooking

Tenure & Possession  
 Freehold

Local Authority  
 Malvern Hills District Council  
 Main House Council Tax Band G  
 Kingswood Cottage Council Tax Band A  
 Nonna's Cottage Council Tax Band A

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

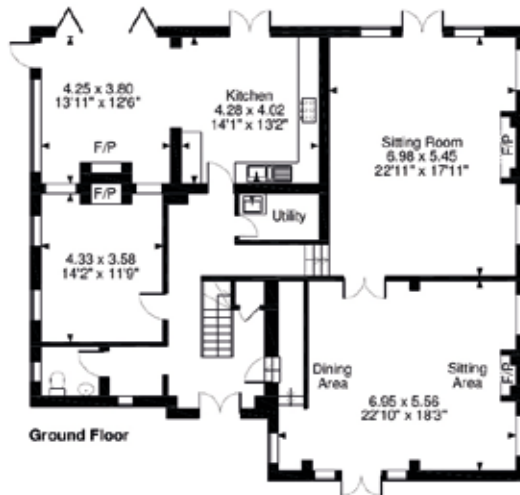
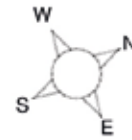
Website  
 For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

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





**Kingswood House, Kingswood, Martley, Worcester**  
**Approximate Gross Internal Area**  
**Main House = 3192 Sq Ft/297 Sq M**  
**Annexe = 1370 Sq Ft/127 Sq M**



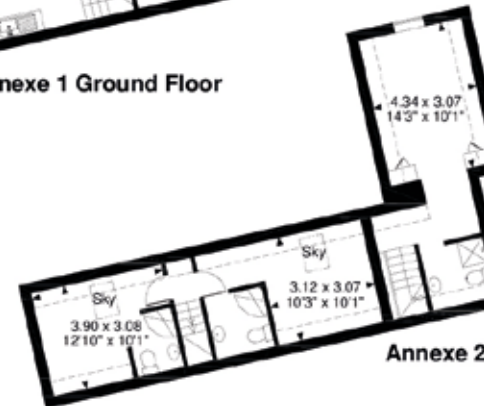
Ground Floor



First Floor

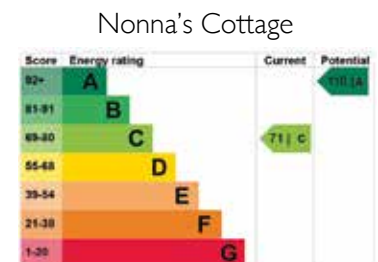
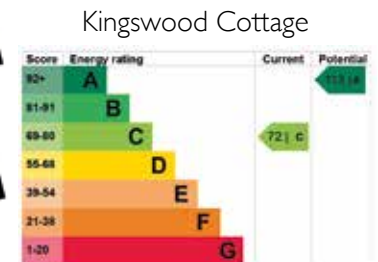


Annexe 1 Ground Floor



Annexe 1 First Floor

Annexe 2



**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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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



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*Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended.”*



## 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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