



Ashe Mead  
Ankerdine Road | Lower Broadheath | Worcestershire | WR2 6RN

FINE & COUNTRY

# ASHE MEAD

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Ashe Mead is a superbly presented contemporary property situated in the sought-after location of Lower Broadheath. It is generously proportioned with circa 3,600 sq. ft of accommodation and is finished to the highest standard throughout. Space and light create an open family home. Ashe Mead is brilliantly connected to the outside with large sliding doors, open patio areas and a large garden. The property is ideally located 4 miles to Worcester and 8 miles to Malvern.







Ground Floor

- Entrance Hall
- Boot Room
- Hallway
- Open-plan Sitting Room/Kitchen & Breakfast Room/Dining Room
- Snug/Lounge
- Study/Bedroom Five
- Downstairs toilet/shower room
- Utility Room
- Cinema Room
- Large Garage with electric car charging and electric door







# Seller Insight

“Occupying a large private plot with stunning views towards the Malvern hills, Ashe Mead sits in a sought-after spot in the village of Lower Broadheath which is just a short distance from Worcester. Acquired in 2019 by the current owners, both the house and garden have been subject to a complete renovation - a transformation which wouldn't see it looking out of place in Miami or Los Angeles.

Spread over two floors, the spacious house has been fitted with all mod cons to offer great comfort whilst the south-facing front garden enjoys fantastic vistas. “The plot came with a large bungalow which we initially lived in but after six months we moved out to make way for a complete renovation and extension. What we have created is an amazing modern home in a wonderful semi-rural location, surrounded by stunning countryside with great towns and cities within easy reach. Tucked behind electric gates, in a neighbourhood made up of professional and retired people and families, it feels very safe. It's also quite an exclusive spot which people tend not to leave. Lower Broadheath is a close-knit community with a good shop, primary school, pub serving excellent food and a lovely big common with houses set around it. It's a great area for rural walks and generally enjoying a healthy country life yet it's not remote as Worcester is around 4 miles away.”

“The house has a great flow throughout with a large and light sitting room featuring lots of glass which leads through to a sizeable kitchen/breakfast room and snug. It's well set out for entertaining with Sonos speakers in the open-plan kitchen and sitting room – the perfect modern house.”

“We fitted a cinema room with a large screen, top of the range sound system and a starlight ceiling. A wonderful luxury, it's the perfect place to unwind and get away from it all. We also love hanging out here with the kids.”

“Ashe Mead boasts some delightful views with the luxury main suite enjoying a gorgeous panorama of the Malvern Hills from its large corner windows. We fitted air conditioning here to make sure the room stays cool during summer.”

“Outside there are three different seating areas which work for varying times of the day, from eating breakfast or dinner al fresco to sunbathing and enjoying sunset drinks. Areas have been purposefully built to give the best light and outlooks.”\*

\*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

- Main Bedroom with en-suite bathroom, built-in wardrobes and air conditioning
  - Bedroom Two with en-suite shower and built-in wardrobes
  - Bedroom Three with built-in wardrobes
  - Bedroom Four with built-in wardrobes
  - Family Bathroom
- 















#### Outside

- Three solar panels on the roof
  - Electric gates
  - Large driveway for several cars
  - Front patio seating area with stunning countryside views
  - Rear patio area
  - Large rear garden
  - Access to the side of the house
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# LOCATION

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Lower Broadheath, the birth place of Edward Elgar, lies around 4 miles from the city of Worcester. The village itself has a popular primary school, village hall, church, post office, village store, common and pubs.

The county town and cathedral city of Worcester, lying on the banks of The River Severn, is characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

Malvern, the main focal point for the district, retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition to being an area of outstanding natural beauty, Malvern has a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers.

The M5 motorway accessed via J7 of The M5, at South Worcester, provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 for onward travel to London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol.

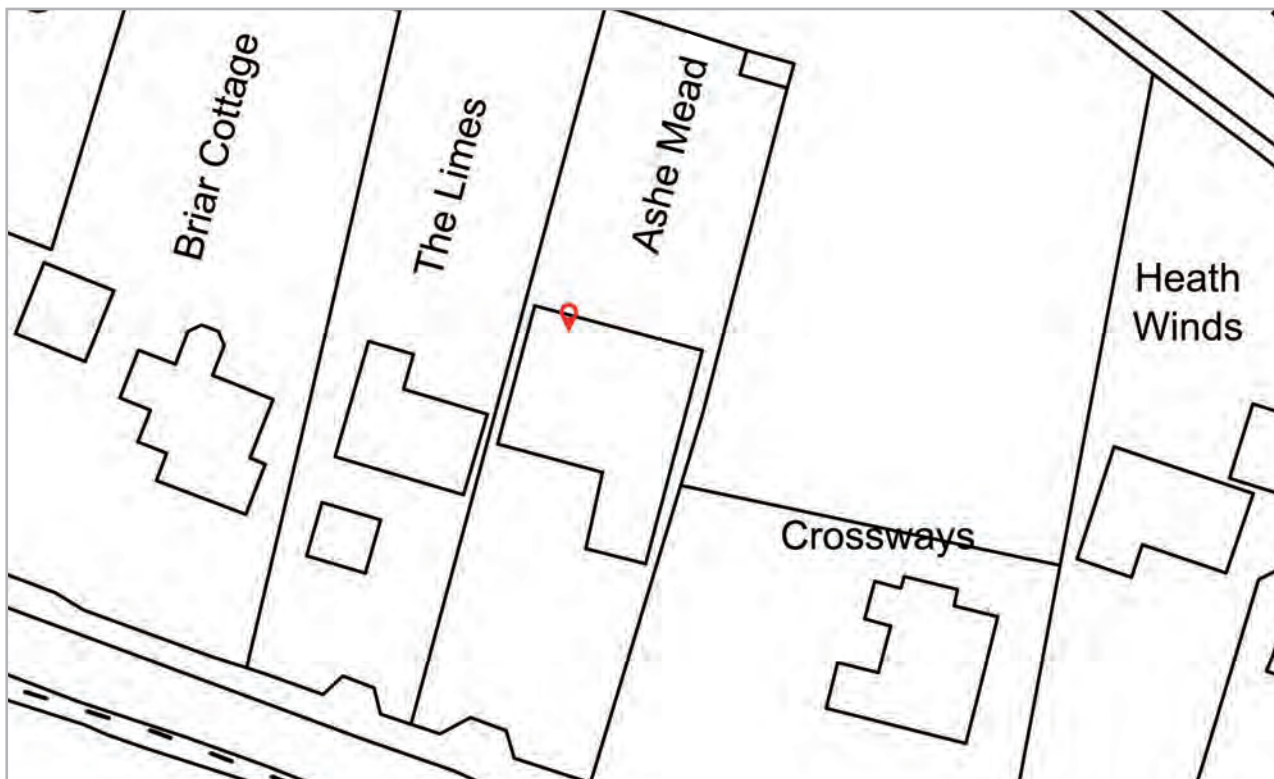
The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other 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. Worcester itself benefits from both The Kings School (the main school sits adjacent to the cathedral) and The Royal Grammar School. Malvern gives its name to both The College and Malvern St James.





#### Services

Mains electricity, water and drainage. Oil fired central heating. Underfloor heating to the ground floor.

#### Tenure

Freehold

#### Local Authority

Malvern Hills District Council

Council Tax Band E

#### 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

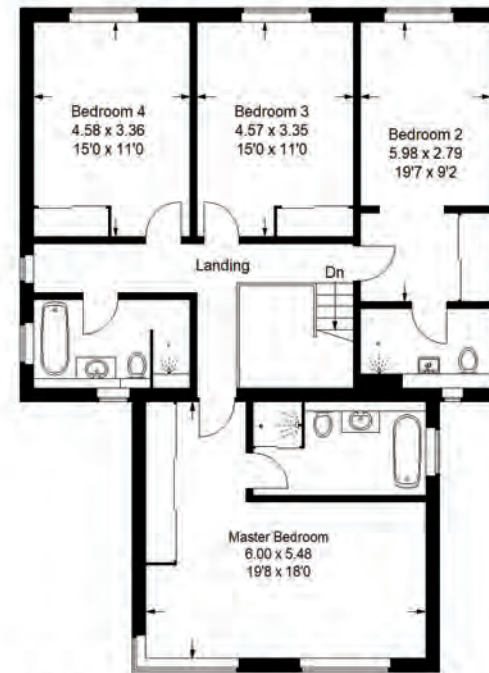
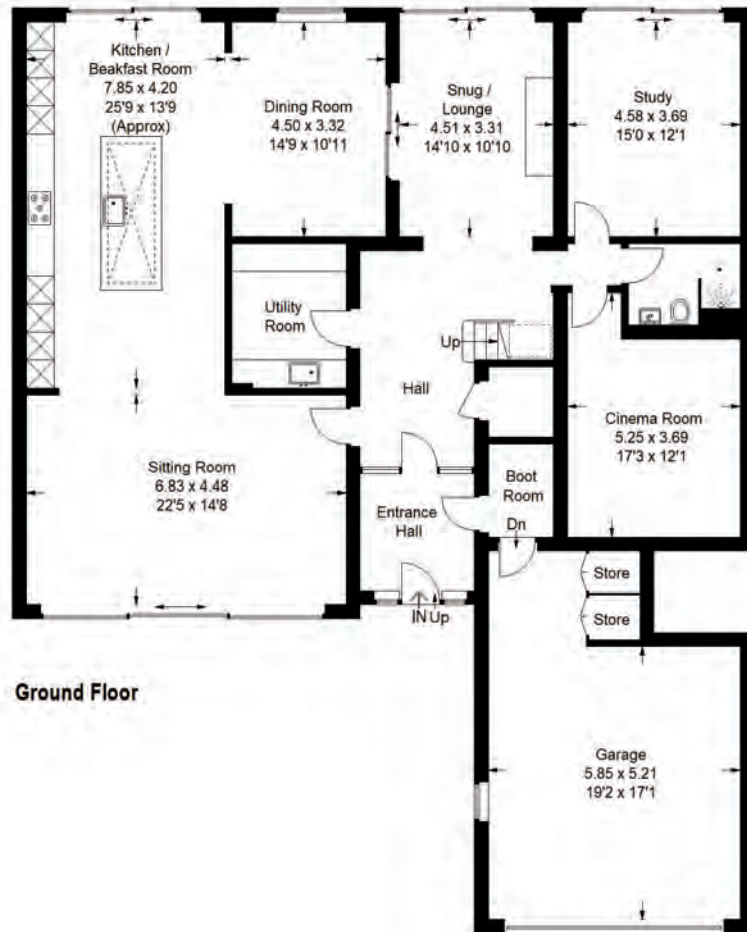


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Approximate Gross Internal Area (Including Garage)  
336.6 sq m / 3623 sq ft



= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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