

Hollybrook House

Frenchlands Lane, Lower Broadheath, Worcestershire



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Hollybrook House

Frenchlands Lane, Lower Broadheath,
Worcestershire. WR2 6QU

A fine family home in the country with beautiful views towards The Malverns. Handsome Georgian house set off a quiet no through lane with gardens and paddocks approaching 2.5 acres plus stable yard, manège and garaging. An exceptional rural lifestyle yet perfectly positioned for schools in Worcester and commuting via the M5

Property Summary

Classic Georgian country house on a quiet no through lane

A wonderful family home immaculate from top to toe - just move straight in

Gardens and grounds bordering open countryside - fine rural views with The Malverns in the distance

Lovely big and stylish kitchen breakfast room the hub of the home. Conservatory set off the big sitting room - a great spot for morning coffee or evening drinks on the terrace

5 reception rooms - plenty of space for all the family - most enjoying the un-spoilt outlook

5 bedrooms, 2 en-suite plus a family bathroom. 2nd floor teenage games room or a study with a view

Lawned gardens with terraces enjoying the fine view. Gated main drive. Double garage

Paddocks and stable yard plus all weather manège. Separate entrance from the lane



An Envidable Position

Tucked away along a quiet no through lane, this fine family home is positioned to enjoy a private aspect over its own gardens and the adjoining countryside towards The Malverns. It's the perfect place to put down roots, being so close to Worcester City together with having exceptional state and private schooling on the doorstep.

Making An Entrance

Sweep in through the electric gates onto the gravelled drive before admiring the impressive front elevation of this classic house. A mature Copper Beech tree to the front garden also creates a sense of arrival before welcoming your guests in style through the portico entrance.





Live Life To The Full

The spacious living accommodation is ideally suited to family life with the comfortable main sitting room in the newer part of the house having a relaxing and informal feel whilst the original, more traditional sitting room would make a fantastic space for entertaining before taking guests through to the formal dining room. A further great family space is offered by the well-equipped breakfast kitchen, which really is the heart of the home. There are several rooms in the house which would lend themselves to working from home to suit individual requirements.







A Room With A View

Natural light pours into the principal bedroom which has been thoughtfully designed to include several windows overlooking the gardens with views beyond. The dressing area and en suite also give a holiday feel to this calm and restful bedroom. There are four further bedrooms.



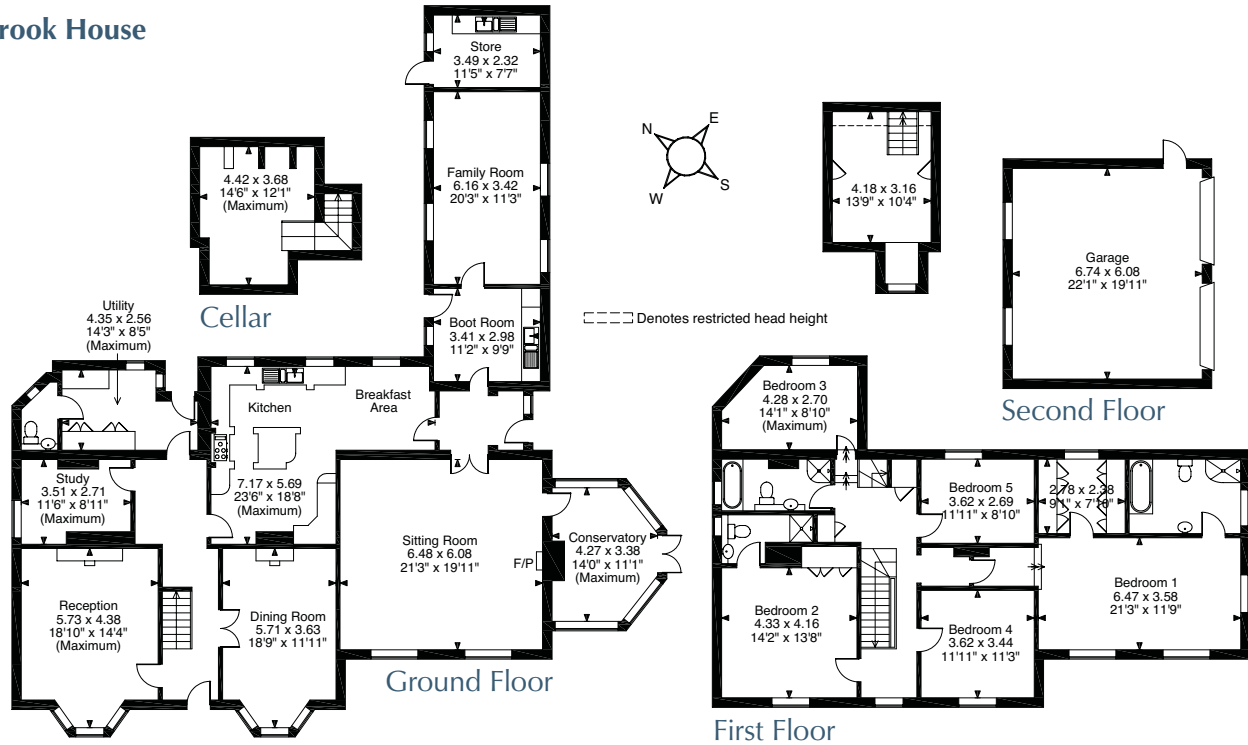


The Great Outdoors

The gardens and grounds totalling nearly 2.5 acres are a particular feature of Hollybrook House, providing a considerable degree of privacy and a truly lovely setting. Useful storage is provided by the double garage and the driveway offers generous parking. The extensive equestrian facilities adjoining the gardens benefit from a separate access off the lane.



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Main House - 3946 sq ft / 367 sq m
 Garage - 441 sq ft / 41 sq m
 Store - 85 sq ft / 8 sq m

Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Important Notice

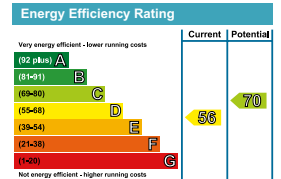
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Viewing by appointment only. Photographs dated: July 2022.

Particulars dated: July 2022.

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Out and About

Lower Broadheath is a thriving village to the west of Worcester offering a community shop, pubs with food and Laylocks Garden Centre on the doorstep. Nearby Broadheath C.E. Primary and Pre-School was rated as 'Good' in all areas by Ofsted in 2017 and the sought-after Chantry High School is just up the road. Worcester's prestigious independent schools are also within easy reach.

Services

Mains electricity and water
Oil fired central heating
Private drainage – new in 2015
High speed broadband
Malvern Hills District Council

How Far?

(all mileages are approximate)

Worcester City Centre – 4 miles
Malvern Town Centre – 10 miles
M5 Junction 7 – 6.5 miles

Directions

Postcode: WR2 6QU

WHAT3WORDS LOCATION:
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