

Andrew Grant
PRESTIGE & COUNTRY



Alices Cottage
Shelsley Beauchamp, WR6 6RL



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Camp Lane, Shelsley Beauchamp, WR6 6RL

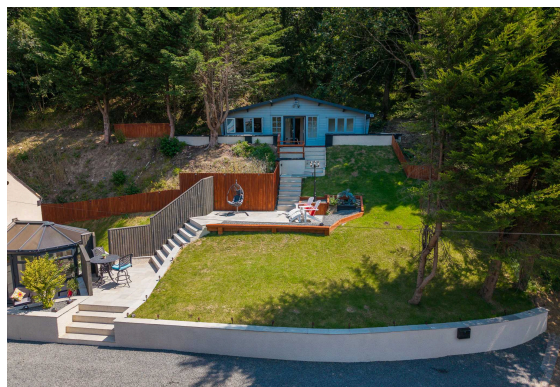
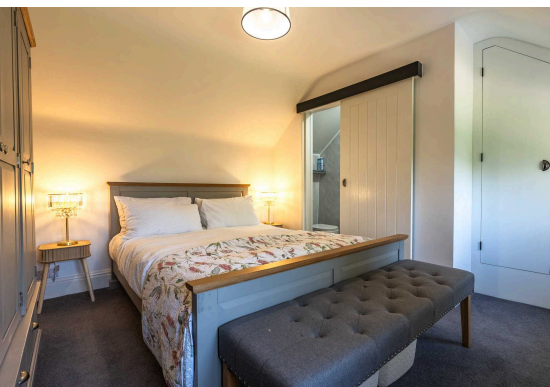
6 Bedrooms 3 Bathrooms 3 Reception Rooms

“A beautifully reimagined country cottage in a secluded rural setting, set within almost an acre with spectacular far-reaching valley views, a detached ancillary annexe and exceptional entertaining gardens...”

Scott Richardson Brown CEO

- Beautifully renovated country cottage in approximately 0.8 acres
- Detached two bedroom ancillary annexe with outstanding valley views
- Stylish open plan kitchen and breakfast room
- Character reception rooms with exposed beams and inglenook fireplace
- Landscaped gardens with terraces, decking for a hot tub and entertaining areas
- Recently constructed garage and extensive private parking, accessed via a single-track country lane and sloping driveway
- Exceptional elevated position with breathtaking views over the Teme Valley

2122 sq ft (197.1 sq m) including the detached annexe and garage





The kitchen and breakfast room

A central island and wood worktops create a practical hub for cooking and casual dining. Fitted cabinetry, a range cooker and an inset butler sink are paired with a herringbone floor and exposed beams. Windows overlook the garden and a double door leads into the conservatory, making this a sociable space that links with the family room.







The family room

This welcoming living space forms the heart of the home. Panelled walls and a substantial stone inglenook fireplace with an electric stove add warmth and character. Built-in storage and shelving maximise space, while windows and doorways connect to the dining room and kitchen for everyday circulation.





The dining room

Ideal for intimate meals or entertaining, the dining room features simple panelled walls and exposed timber beams. A window frames the outlook to the front and a door opens to the rear, providing a convenient link between indoors and out.



The conservatory

A light-filled conservatory with a pitched roof and wrap-around glazing provides additional seating or dining space. French doors open to a sheltered patio, offering a seamless transition to the garden terraces.



The utility

The utility room keeps household tasks separate from the kitchen. It includes a deep butler sink with a mixer tap, timber worktops and appliance space, all set beneath a beamed ceiling. A door leads to the ground floor shower room.



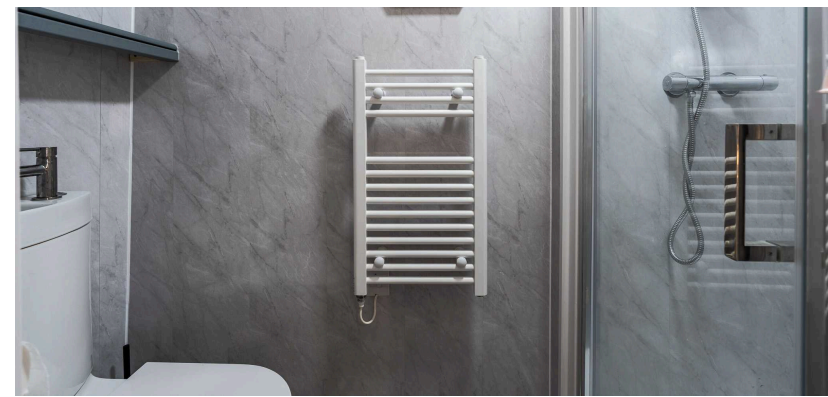
The ground floor shower room

Serving the ground floor, this modern shower room is fitted with a walk-in enclosure and rainfall head, a slimline basin with storage beneath and a WC. Large tiles line the walls and floor, and a window provides natural light.



The principal bedroom and en suite

Occupying one end of the first floor, the principal bedroom is a cosy retreat with a vaulted ceiling, fitted cupboards and dual windows overlooking the frontage. A sliding door opens to a neatly designed en suite with a corner shower and WC with integrated basin, set against marble wall panels.

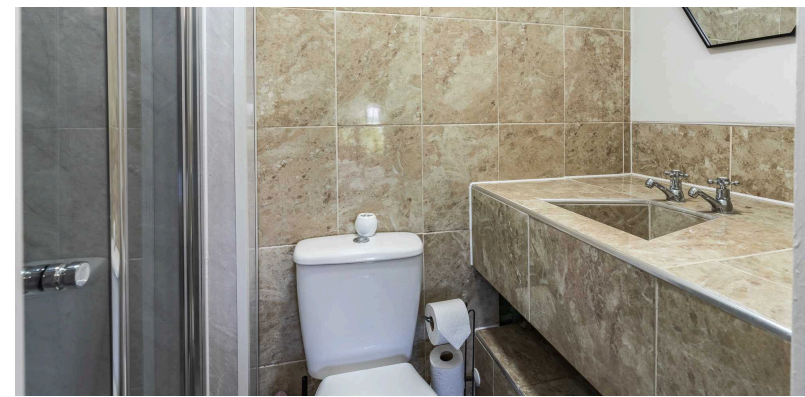






The second bedroom and en suite

The second bedroom is a comfortable double room with a sloping ceiling and an exposed beam. The room has a window overlooking the front and a discreet sliding door to an en suite shower room with tiled walls, integrated basin and WC.





The third bedroom

The third bedroom is ideal for further family members or guests. It has a sloping ceiling, a window providing ample natural light and space for a desk or storage.

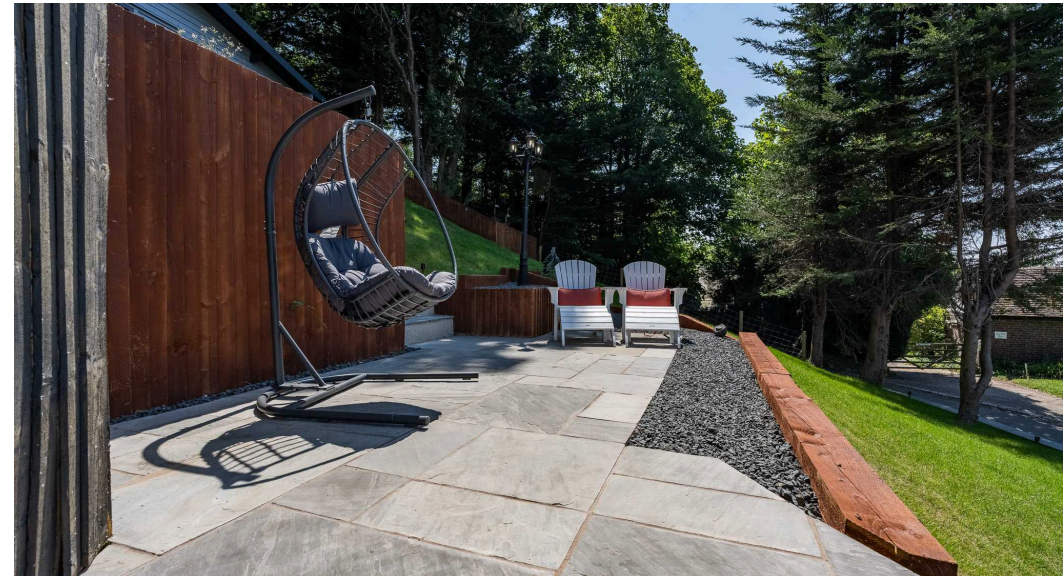




The fourth bedroom

The fourth bedroom is a flexible room that could easily function as a child's room, nursery or home office. There are two windows overlooking the rear and space for freestanding furniture.





The garden

Extending to almost an acre, the grounds are thoughtfully terraced to make the most of the space. Steps lead up through paved seating areas to the annexe, showcasing stunning views of the open countryside. To the rear, there is raised decking with space for a hot tub and a further seating area. Mature trees and fencing create privacy, and the elevated position offers far-reaching views across the valley.





The annexe

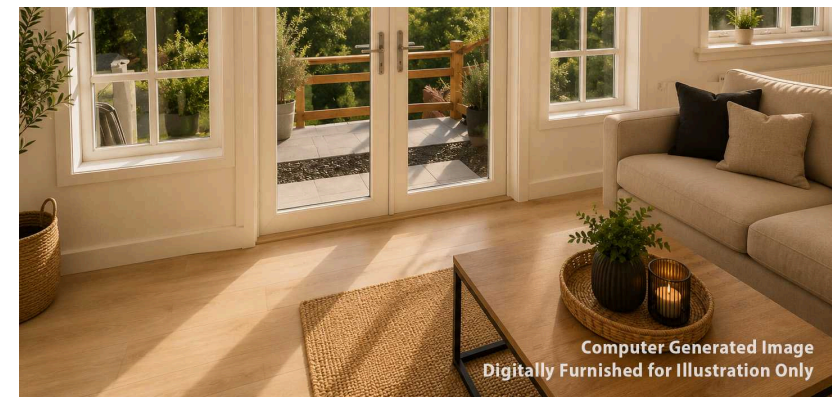
Perched above the main house, the detached log cabin has its own deck and commands panoramic valley views. It comprises an open-plan living space with kitchen facilities, two bedrooms and a shower room. The detached two-bedroom ancillary annexe provides additional accommodation associated with the main dwelling. The annexe is not to be occupied or let as a separate independent dwelling.





The annexe kitchen living and dining

This future open-plan space enjoys a vaulted ceiling with exposed beams and wide French doors opening to the deck. Large windows frame the countryside beyond. A contemporary grey kitchen with integrated appliances, wood worktops and a breakfast bar sits alongside space for dining and relaxing.





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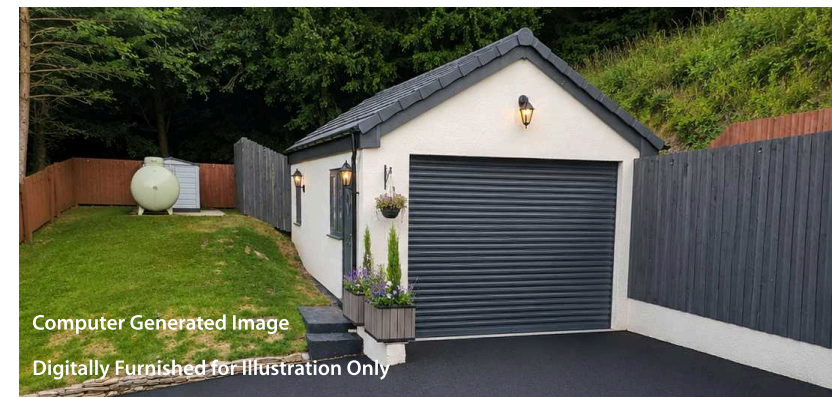
The annexe bedrooms

The annexe will provide two bedrooms together with the adjoining shower room, located off the living area.



The driveway and parking

The property is approached via a single-track country lane and a sloping private driveway, which contribute to its private rural setting. The drive sweeps towards the house, with generous parking on a newly surfaced area. A recently constructed single garage with a pitched roof provides covered parking and additional storage. Steps from the parking area rise to the terraced gardens and the house.



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Location

Shelsley Beauchamp lies in the heart of the beautiful Teme Valley, where elevated landscapes create some of Worcestershire's most spectacular countryside vistas. Surrounded by rolling farmland, woodland walks and bridleways, the village offers an idyllic rural setting while remaining within easy reach of nearby amenities and the cathedral city of Worcester. A range of highly regarded state and independent schools, excellent road connections, country pubs and outdoor pursuits further enhance this sought-after location.

Services

The property benefits from mains electricity and water. Drainage is via a cesspool and the home is heated by an LPG fired central heating system.

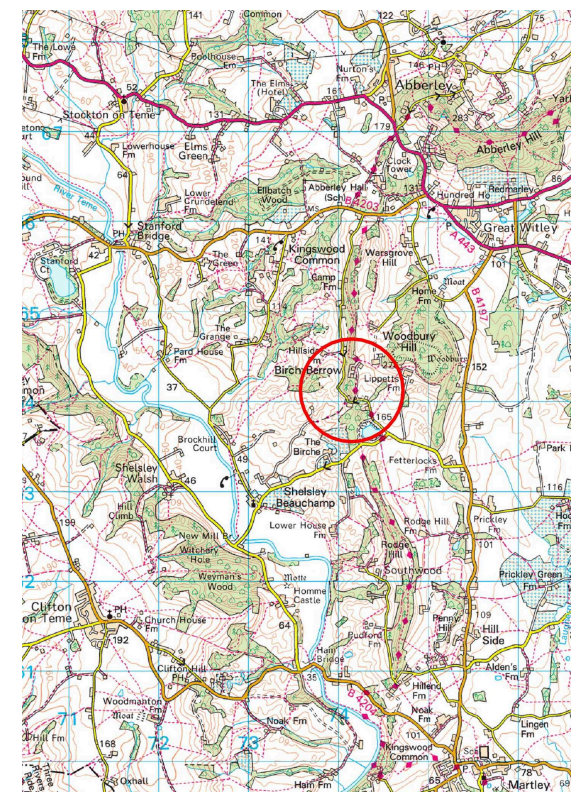
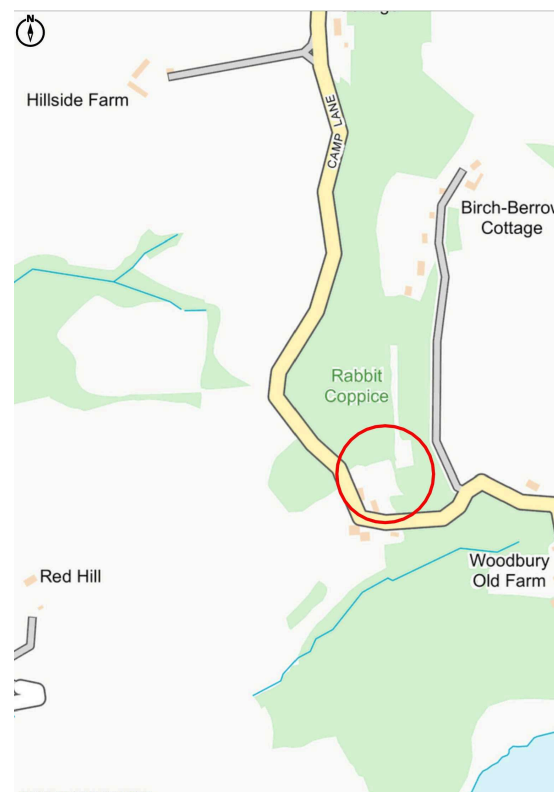
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, EE, Three and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F





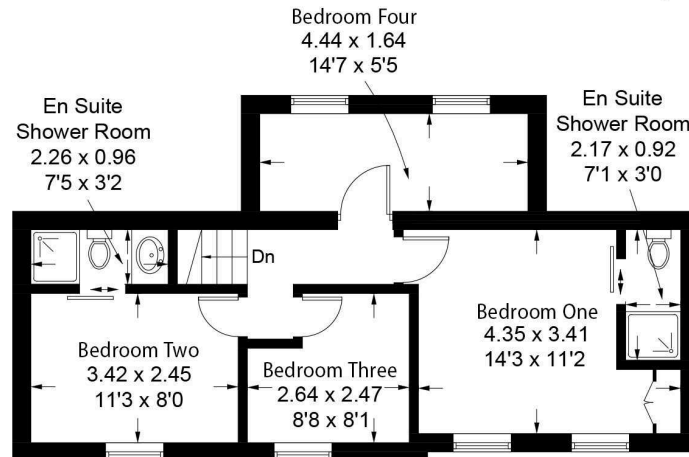
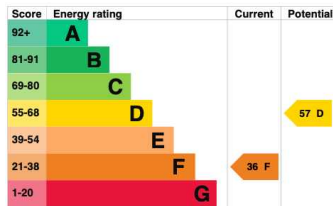
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Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft

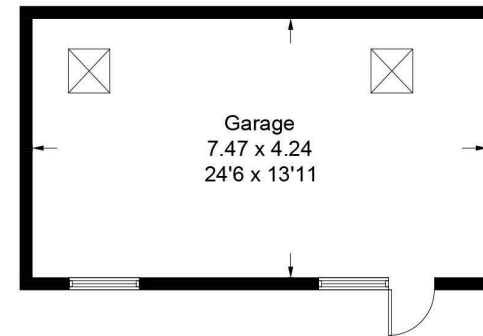
Log Cabin / Annexe = 54.5 sq m / 587 sq ft

Garage = 31.7 sq m / 341 sq ft

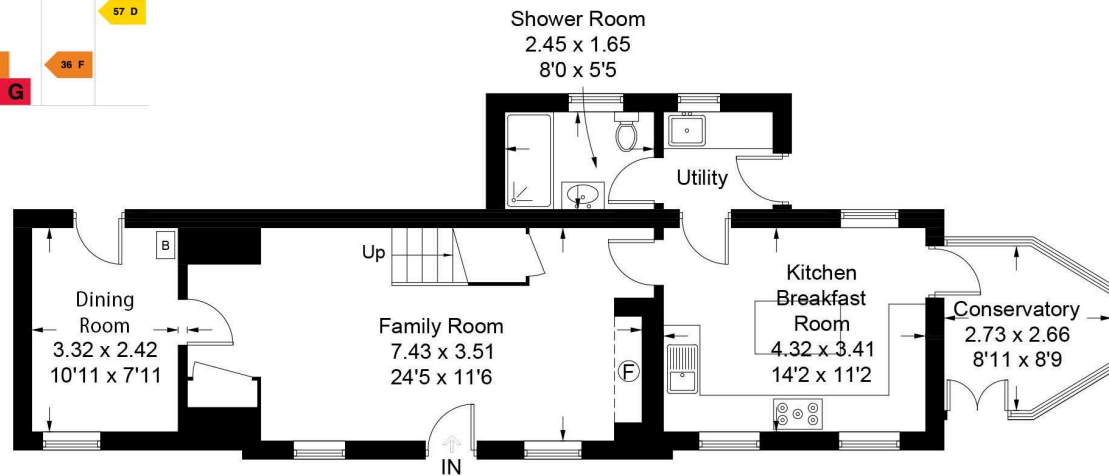
Total = 197.1 sq m / 2122 sq ft



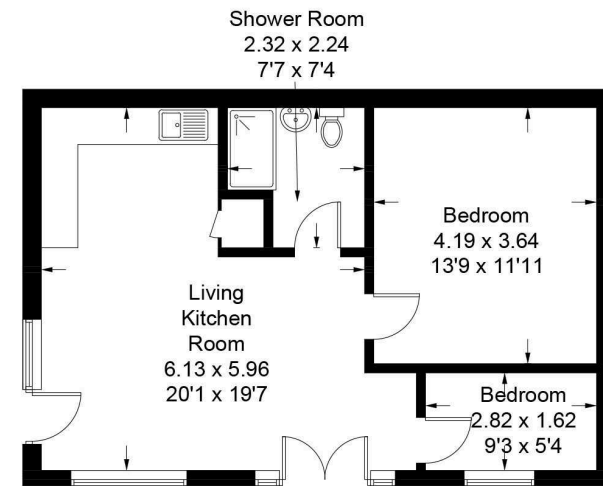
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Log Cabin / Annexe

(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.

