

BRANSFORD HOUSE

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Central Worcester 4 miles • Malvern 4 miles • M5 (J7) 5 miles
(Distances approximate)

A handsome riverside family home

Reception hall • Drawing room • Sitting room • Study • Kitchen/breakfast room • Utility

6 bedrooms • 2 bathrooms • Cellars

Gardens • Water mill with potential

In all, about 1.13 acres



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Situation

- Bransford is a small hamlet in a beautiful part of Worcestershire on the banks of the River Teme.
- The Malvern Hills, an area of outstanding natural beauty, are the dominant feature of the landscape. Malvern is also a thriving cultural centre with a renowned theatre and cinema. There are excellent shopping facilities, a Waitrose superstore in the town centre and there are a wide range of independent retailers on a busy high street.
- More comprehensive facilities can be found in the Cathedral city of Worcester, which caters for most needs. There are extensive shopping and recreational facilities including professional rugby at Sixways, County cricket in the setting of Worcester Cathedral and horse racing on the banks of the River Severn.
- There is excellent schooling from both the private and state sectors including The Royal Grammar School and Kings School in Worcester, renowned prep schools in nearby Colwall, and the Malvern Colleges.
- Trains run from Worcester and Malvern direct to Birmingham and London. Motorway access is via junction 7 of the M5 just 5 miles away.





For sale freehold

- Bransford House is a handsome detached house standing in beautifully landscaped gardens and grounds on the banks of the River Teme.
- Originally dating from the early 19th century, the symmetrical red brick house provides over 5,000 sq. ft. of well-presented accommodation over two storeys, plus a loft conversion.
- The principle reception rooms are both dual aspect with large sash windows and feature fireplaces.
- The master bedroom suite on the second floor is an impressive space with dressing area and en suite shower room. There are five bedrooms and a family bathroom on the first floor.
- There are two terraces, on two sides of the house providing wonderful outdoor dining and entertaining space.





Gardens and grounds

- The house is approached via a sweeping gravelled driveway to a parking and turning area at the front of the house.
- The garden extends to 1.13 acres and is mainly level lawn with shrub borders and mature hedges. There is river frontage with full riparian rights.

The Water Mill

A dilapidated, detached brick water mill is situated to the west of the house, it is in need of repair and previously had planning consent for conversion to residential accommodation, providing more space ancillary to the main house if needed.

Services

Mains electricity and water, private drainage via septic tank, oil fired central heating.

Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

Local Authority

Malvern Hills District Council: 01684 862151

Council Tax Band: G

Directions (WR6 5JL)

From Worcester take the A4103 Hereford Road. Turn left immediately after The Fox public house and follow the road around the back of the pub. Bear right and Bransford House is on the left

Important Notice:

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Ref: WRC150027

Photographs: September 2016. Particulars: February 2017.

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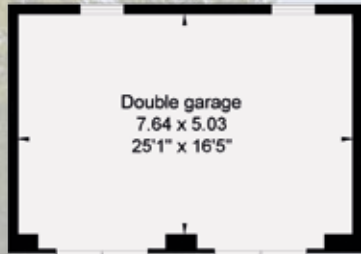
Approximate Gross Internal Floor Area

House: 468 sq.m (5,038 sq.ft)

Mill Building/Outbuilding: 178 sq.m (1,916 sq.ft)

Total: 646 sq.m (6,954 sq.ft)

Not shown in actual location/orientation)

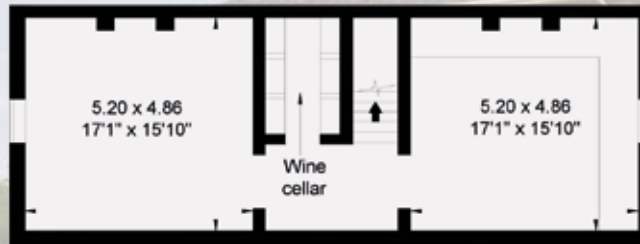


Outbuilding



Mill Building

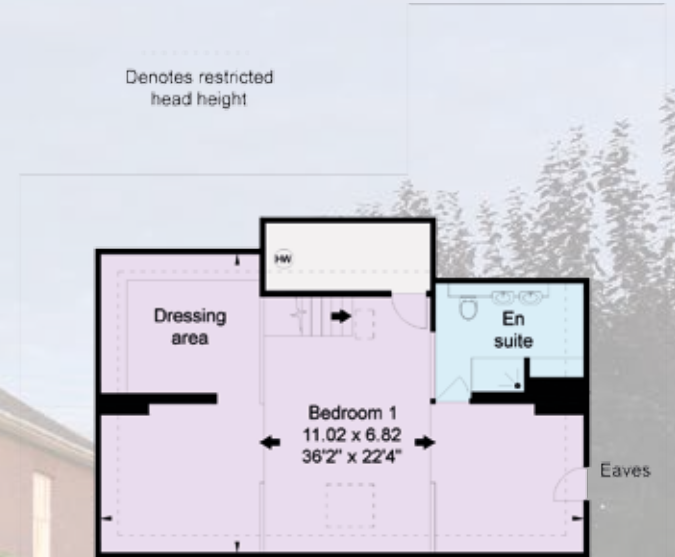
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Cellar



Ground Floor



Second Floor



First Floor

