



TUDOR COTTAGE

Mill Lane | Radford | Worcestershire | WR7 4LP

HUGHES **HS** SEALEY

Welcome to... TUDOR COTTAGE

Welcome to Tudor Cottage, a stunning Grade II listed, four-bedroom, detached family home located within this highly sought after village, sat within beautifully mature gardens of circa one acre which back onto open Worcestershire countryside, providing a sensational backdrop to the property.

Beautifully presented, the home which has been extended over the last 15+ years also benefits from a detached Oak framed double garage and a two-storey, one-bedroom annex which is a wonderful addition to the family home and certainly allows for multi-generational living or even the possibility of a second income by way of a holiday let.

Accessed through double gates, the gravelled parking area allows parking for multiple vehicles with the remainder of the front being laid to lawn and enclosed by mature hedging.

Internally, the accommodation flows exceptionally well with the home combining the period charm and character one would expect of a home from the 16th century with the modern touches applied to the property following the extensions, which were undertaken in 2006, 2015 and 2020.

The property enjoys two formal reception rooms, these being the expansive sitting room, which to the centre of the room is a log burning inset to an exposed red brick fireplace. Featuring double aspect windows to the front and side elevations, which allow the room plenty of natural light, whilst to the head of the room, French doors lead neatly through to the garden room.

The garden room is glazed to all sides with French doors leading onto the rear terrace. An additional feature of the room is that it benefits from underfloor heating.



The second reception room is the dining room which is a lovely room and really epitomises the period of the property, with exposed beams to walls and ceiling, a parquet floor and like the sitting room, there is a log burning stove sitting centrally to the room within an inglenook fireplace.

Just off the dining room is the wonderfully spacious kitchen/dining room. Extended in 2015, the kitchen enjoys a wealth of fitted oak units which sit alongside a host of integrated appliances – which include a cream AGA – and is completed by granite work surfaces. The dining area comfortably holds an eight-seater table and chairs and the room enjoys plenty of natural light from the bi folding doors to the side elevation, which lead onto a paved terrace. Completing the ground floor is a entrance hall, cloakroom and boot room.

Upstairs the character of the property continues through the landing and into all four double bedrooms. The master bedroom enjoys a lovely outlook across the property's mature garden and further benefits from an en suite bathroom.

Bedroom two enjoys plenty of natural light from the double aspect windows and roof light. Located to the front of the property, the room enjoys views over the lane and onto neighbouring paddocks. Enjoying a wealth of space, the room also benefits from an en suite bathroom.

Completing the upper floor are the two further double bedrooms and the four-piece family bathroom. Bedroom three features a drop-down ladder leading to the roof space which is being utilised as a games room/study area whilst bedroom four enjoys a wealth of fitted wardrobes. The family bathroom enjoys a freestanding roll top bath and separate walk-in corner shower.





Seller Insight...

From the moment we first laid eyes on this home, we were drawn to its serene location, rich character features and expansive, beautiful garden. It felt like the ideal place to raise a family – a character-filled house with ample outdoor space and a strong sense of community. Living here for the past 20 years has been an absolute joy. It's not just a house; it's a warm and snug sanctuary in the winter, perfect for gatherings with friends; while in the summer, the south-facing garden becomes a haven, basking in sunlight until late into the evening. The peaceful ambiance and lovely views have truly made it a cherished family home.

Our favourite spots within the house include sitting next to the wood burner in the lounge, cooking at the AGA in the kitchen, and entertaining on the patio while soaking in the picturesque views. These moments epitomise the comfort and cosiness that this home offers.

What makes this house truly unique and inviting are its rich history dating back to Tudor times and the thoughtful modern extensions we've added over the years. The beams, woodburning stoves, and the ever-welcoming AGA add to the charm and warmth of the space.

Tudor Cottage has seamlessly supported our daily routines and lifestyle needs, offering quiet, country living and ample space, yet being conveniently located close to major amenities and transportation routes. The abundance of natural light throughout the house, coupled with the peaceful ambiance, creates a truly welcoming atmosphere.

We've continually upgraded and renovated the home to enhance its beauty and functionality, from extending the lounge and kitchen to adding ancillary accommodation for guests or family members. Each improvement has been made with care to complement the original features and maintain the overall charm of the property.

Reflecting on our time here, Tudor Cottage has been more than just a house; it's been a wonderful home where memories were made, children grew up, and friendships blossomed. The supportive community and idyllic surroundings have truly enriched our lives.

To future owners, we offer this advice: embrace the tranquility of the location, savour the warmth of the home and cherish the beautiful gardens. This place has been our home for two decades and we hope it brings as much joy and contentment to you as it has to us.

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.

















Explore outside... TUDOR COTTAGE

Externally the mature gardens wrap around the property. Within the garden is a large, paved terrace located directly behind the home. The gardens are predominantly laid to lawns, bordered by flower beds that are awash with colour. Within the garden is the detached home office which benefits from light, power and hard-wired internet connection. The home office also has an internal cloakroom with WC and wash hand basin.

To the side of the garden is the detached timber clad garage which has two sets of double opening doors and benefits from light and power.

THE ANNEX

The annex is located to the right of the garage, has accommodation arranged over two floors and further benefits from a private, low maintenance garden. On the ground floor is a wonderfully appointed kitchen/breakfast room whilst to the upper floor is a separate living room, a double bedroom and completing the accommodation is the en suite shower room. The garden is located to the rear of the property and is enclosed by estate fencing whilst beyond the fencing are further lawns for the main home, all of which is enclosed by mature hedging.

LOCATION

Tudor Cottage is situated at the end of a no-through road, which is approached off a quiet country lane. Radford is a village of attractive homes and period properties with a popular public house which is in a short walking distance of the property. Tudor Cottage is also within the catchment area of the highly successful Prince Henry School, Evesham. Further schools within easy reach of the home include Alcester Grammar School, King Edward VI Grammar School and Stratford Girls Grammar School.

Inkberrow is a nearby village where there is a shop, school and two further public houses. Worcester is to the west, with two excellent Independent Day Schools; Kings Worcester School and Royal Grammar School

Worcester. It has a Cathedral and all the shopping and business needs that would be expected. Worcester also has county cricket and horse racing on the banks of the River Severn. Stratford-upon-Avon is to the east which is renowned for its culture and famous theatres.

The property has excellent access to the M5 at Junction 6 with convenient access to the M40 (Junction 15), the M42 (Junction 3) and M40 (Junction 15). Regular trains run from Evesham, Pershore, Worcester Parkway, Worcester and Warwick Parkway to London and Birmingham.

Quiet country lanes, footpaths and bridleways provide access to the surrounding countryside and woodlands.

- A wonderful, Grade II listed four-bedroom detached family home, located in this sought after village
- The property further benefits from a self-contained one-bedroom annex
- Sat within mature grounds of an acre and enjoying a sensational backdrop over open countryside
- Driveway parking for multiple vehicles plus a detached double garage
- Internally the property enjoys a large sitting room, dining room and garden room
- Further rooms include the expansive kitchen/dining room, utility, cloakroom and boot room
- Master bedroom with wonderful views over the garden and en suite bathroom
- Three further double bedrooms, guest bedroom with en suite. Four-piece family bathroom
- Annex offers kitchen/dining room, living room, bedroom, shower room and private garden
- A property that must be viewed to be fully appreciated

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR7 4LP. Upon turning into Mill Lane, the property is located on your left.















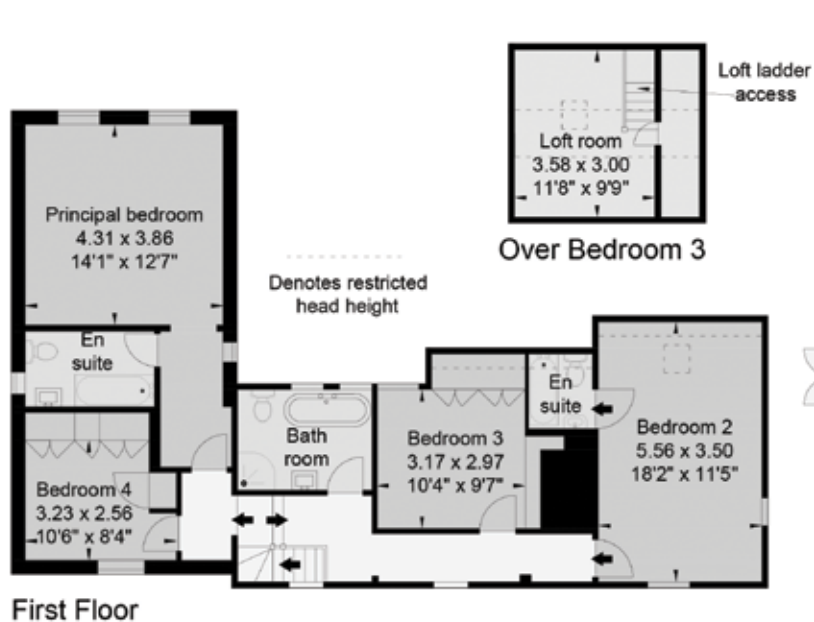


The Annex

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APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 248 sq m (2,670 sq ft)

Annexe: 64 sq m (690 sq ft)

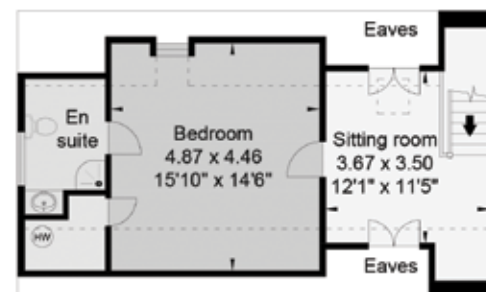
Office: 15 sq m (162 sq ft)

Garage: 37 sq m (400 sq ft)

Total: 364 sq m (3,922 sq ft)

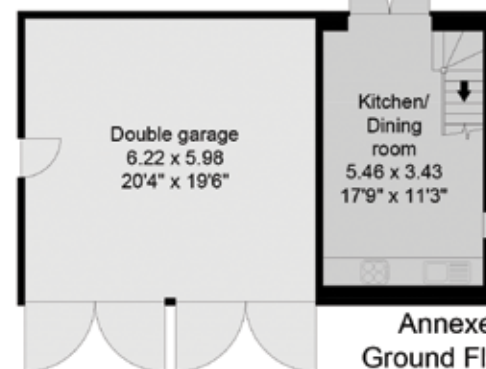
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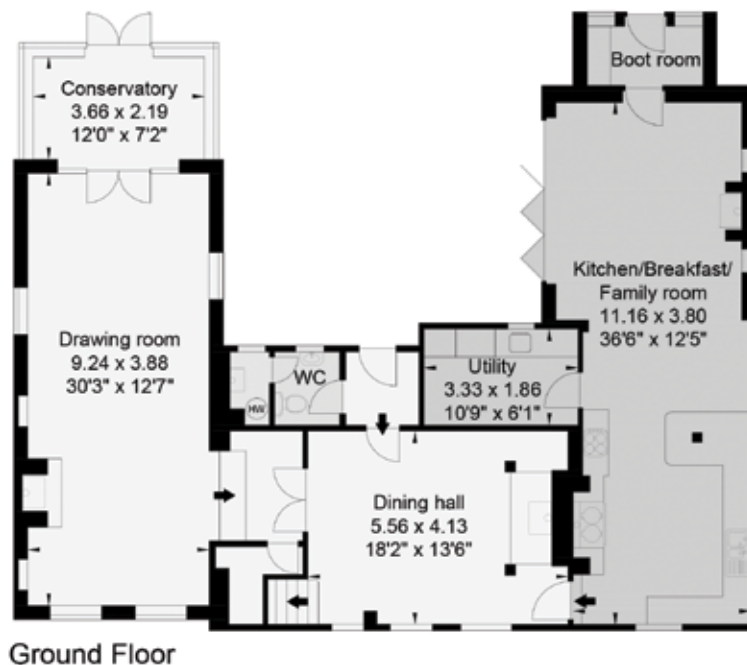


Annexe First Floor

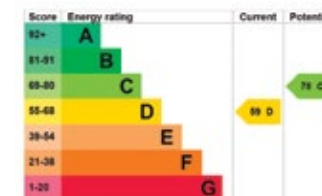
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Annexe Ground Floor



Ground Floor





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