



THE ORCHARD

Hacketts Lane | Eckington | WR10 3DG

HUGHES **HS** SEALEY

Welcome to... THE ORCHARD

Welcome to The Orchard, one of the most desirable properties in the village of Eckington. This property is a wonderful, 17th-century five double bedroom detached family home, located in this highly sought after village, sitting centrally within its mature, one-acre formal garden, orchard and paved areas.

Situated within minutes' walk of all local amenities, the property as one would expect of a home from this period enjoys an abundance of character across the three floors with a wealth of exposed beams and offers great versatility for both dining and entertaining. The character of this charming residence continues outside where one can find a large, detached barn/workshop and another detached independent garage.

The main parts of the house benefit from thick Cotswold stone walls which result in the house being warm in winter and cool in summer. The front elevation of the house is enhanced by a large wisteria tree which looks stunning when in bloom. There is a large lawn at the front of the property and also a wild garden with crocus, bluebells and daffodils together with plum and cherry trees.

All windows in the house benefit from double glazed windows in hardwood frames.

Accessed via a five-bar gate, the gravelled driveway leads to the parking area to the rear of the home, where there is ample space to park multiple vehicles. Internally the property features no less than six reception areas to the ground floor which include a dining hall, living room, formal dining room, study, a front facing conservatory and a rear facing orangery. Both the front conservatory and rear orangery benefit from electric underfloor heating.

The living room enjoys plenty of natural light from the double aspect windows whilst providing a focal point to the room is the inglenook fireplace within which sits a freestanding log burning stove. The room is completed by a super parquet floor.

The dining hall also features an inglenook fireplace and like the living room, within is another freestanding log burning stove and oak parquet floor. From the dining hall, access is gained to the front facing conservatory, formal dining room and a bespoke and superbly fitted study/office again with an oak parquet floor and features an ornamental fireplace.

The dining room is a wonderful size with another ornamental fireplace, large storage cupboard and will comfortably house a ten-twelve-seater table and chairs, ideal for those that like to entertain. From the dining

room, double doors leads through to the rear facing orangery and rear entrance lobby whilst a second door leads through to the kitchen.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances, to include a freestanding Range cooker and extractor. The kitchen is completed by way of granite worksurfaces and a tiled floor and a multitude of double electric sockets.

Further rooms that complete that ground floor include: a large fitted walk-in pantry/freezer room with north facing stone cold shelf, a cloakroom, a utility room and rear hall that leads out to a stunning courtyard garden.

On the first floor are four of the five double bedrooms. The principal bedroom is located to the front of the home and as such enjoys super views over the front garden. The room benefits from a wealth of fitted wardrobes and a modern, four-piece en-suite fully tiled shower room.

The guest bedroom is located to the rear of the property, and such enjoys views over the wonderful rear garden. Benefits to the room include fitted wardrobes and a three-piece en-suite tiled shower room.

The first floor is completed by two remaining bedrooms and a modern, fully tiled three-piece family bathroom whilst the final double bedroom is located on the second floor.













Explore outside... THE ORCHARD

Externally, the grounds of The Orchard, are simply stunning. With mature lawned gardens to the front and rear elevation, both of which are encased by well-stocked, colourful flower beds with the rear garden also featuring a well and a sunken pond. To the side elevation the home enjoys a super courtyard garden, with water feature, a vine covered pergola which provides shade in the summer months and is ideally suited for morning breakfast, dining or entertaining with friends and family.

At the rear of the property is a patio area overlooking the lawn and a majestic hornbeam tree. There is also a mature orchard with a multitude of apple and pear trees, a fruit/vegetable garden, log store and woodshed.

Completing the home is a single detached garage, with light and power and a wonderful, detached barn/workshop which is suitable for a multitude of uses, and possibly subject to the relevant planning permissions being sought and granted, could become ancillary accommodation to the main home.

The property is equipped with Airband superfast broadband, alarm system and security lighting and cameras to all elevations.

LOCATION

Within Eckington is a village shop, two public houses, a renowned bridge, church, primary school, cricket and football clubs and village hall. Train services are available at Pershore and Worcester Parkway (8 miles) with trains to London Paddington, the north and south and the larger centre of Birmingham is within comfortable driving distance. There is also a further train station at Ashchurch which provides a direct line to Bristol.

The village also benefits from a toddler group and forest school and is in the catchment area for Bredon Hill Academy Middle School as well as Prince Henrys High School, both schools provide a bus service for the children from the village.

Finally, the village enjoys an excellent recreation ground with play equipment and football lessons whilst there is a village magazine which keeps the village up to date with all local events, such as the Eckstock music festival.

KEY FEATURES

- A wonderful 17th century, five double bedroom, detached family home, one of the most desirable properties in the village
- Located in this highly sought after village that offers a shop, two pubs, primary school and church
- The home sits centrally to mature grounds of circa one acre
- Driveway parking, detached single garage, large detached barn/workshop
- Internally the home benefit from six reception rooms, located on the ground floor
- Dining hall, living room, dining room, study, orangery, conservatory and fitted kitchen
- Principal bedroom with en-suite shower room and wealth of fitted wardrobes
- Guest bedroom with en-suite shower room and fitted wardrobes
- Three further double bedrooms and a modern, family bathroom
- Gas central heating
- Security lighting, cameras and alarm system linked to alarm monitoring centre
- Superfast broadband connection

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR10 3DG. Upon arrival, the property can be identified by our For Sale sign.









Ground Floor
 □ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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