



Withies Gate, Oretton, Worcestershire

For the finer things in property.



Withies Gate Oreton, Kidderminster, Worcestershire DY14 0TD

An impressive country house of over 6,600 sq ft, built in the Georgian style, with an incredibly efficient energy performance

Clebury Mortimer 4.5 miles, Ludlow 12 miles, Bridgnorth 12 miles, Kidderminster 14.5 miles, Worcester 23 miles, M5 Motorway 25 miles, Birmingham 42 miles, London 150 miles

Entrance hall | Drawing room | Dining room
Study | Open plan Kitchen/breakfast room with seating area | Utility | Boiler room
2 cloakrooms | Principal bedroom with en-suite
4-5 bedrooms, one en-suite | Family bathroom

Separate 1st floor annexe with sitting room, kitchen, bedroom and bathroom with internal and external access

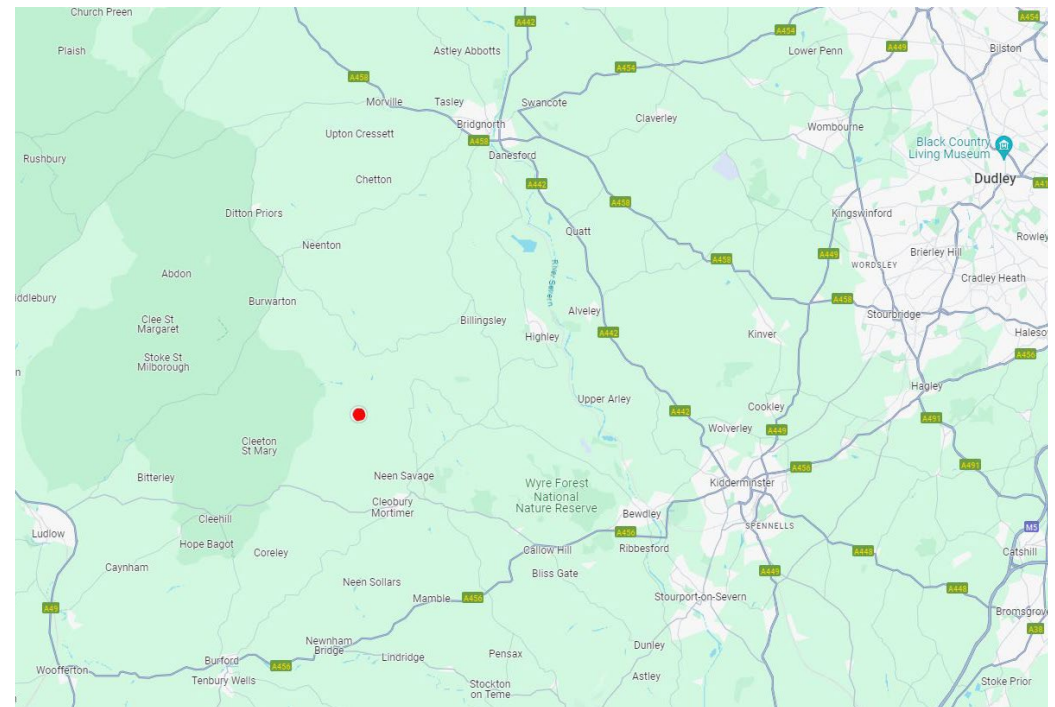
Integrated double garage | Detached four bay garage | Landscaped gardens | Paddocks

EPC rating A

About 2.7 acres in all







Withies Gates, Oreton, Kidderminster, DY14 0TD

Total Area - 1.09 ha / 2.70 ac

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Not to Scale. Drawing No. Y22444-01 | Date 25.06.24



Situation

Oreton is a pretty village in south Shropshire; designated an Area Of Outstanding Natural Beauty. Oreton sits on a hill overlooking some of the areas most scenic countryside, which is easily accessible and provides some excellent walking and riding. There is a village pub, Farlow Primary School and a community hall with regular events. The nearby market town of Cleobury Mortimer is only a short drive from the property; it has a good mix of independent shops, cafes, pubs, a doctors surgery, dentist, primary and secondary schools.

The property is about 12 miles from the historic market town of Ludlow, offering numerous amenities, including independent shops, restaurants, cafés and plenty of recreational and sporting facilities. The area offers a good selection of state primary and secondary schooling, as well as a wide range of noted independent schools including Moor Park, Lucton School and Bedstone College.

Worcester has excellent private schooling, premiership rugby, county cricket within the setting of Worcester Cathedral and horse racing on the banks of the River Severn. There are all the amenities one would expect, including a mainline train station with direct services to London. Ludlow train station is on the mainline Cardiff to Manchester, with links to London and Birmingham. There are good road connections to the national motorway network via the A456. Birmingham offers first class rail services either from New Street or Birmingham International, with fast and regular trains to London Euston. Birmingham International Airport is about an hour away. Kidderminster train station is about 14 miles away, with regular trains to Birmingham and links to London. The M5 Motorway is about 45 minutes by car, with excellent links to the M6, M42 and M4.

Garden and Outbuilding

This impressive property is approached through electric gates onto the gravelled drive with extensive parking to the front and side of the house; which includes an integrated double garage. There is also access to a detached four bay garage.

To the rear of the house is a south west facing patio overlooking the lawns and paddocks, with mature trees and established planting, and there is a fantastic hot-tub area, with privacy, looking over the gardens. There are two separate paddocks accessed from the grounds of the house with additional access from New Road. In total there are about 2.7 acres.

The property

Withies Gate offers over 6,600 sq ft of stylish accommodation. The house is based on the influences from the Georgian architectural period, giving excellent flow throughout and plenty of natural light via generous windows and high ceilings. The geometry and dimensions are very appealing. Little expense has been spared in the design and finish to the house. The property boasts a high-tech wiring system complete with CCTV, Intruder Alarm and Fire Alarm. The insulation through the property and addition of PV panels and battery storage (Tesla batteries available by separate negotiation) help create an incredibly energy efficient home with an EPC rating of A - a rarity amongst large country houses.

There is attention to detail throughout, and the finish is superb, particularly so in the contemporary Siematic kitchen which occupies a large open plan living space, perfect for modern life. This was installed about 2 years ago and boasts Gaggenau appliances, Bora induction hob and ultra compact porcelain Dekton worktops. An adjacent utility is extremely useful. The drawing room has a large bay window overlooking the paddocks and garden with high ceilings and ornate cornicing. There are two further reception rooms, currently used as a dining room and study.

On the first floor are the main bedrooms along with the additional annexe. This can be used as one complete floor or the annexe can be sectioned and used independently due to two staircases. The annexe comprises a high-spec kitchen, a large reception room, bedroom and bathroom. The principal bedroom has an ensuite bathroom and there is a further guest bedroom with ensuite. There are three further bedrooms and a large family bathroom on this floor.

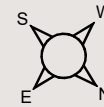






Withies Gate, Oreton, Worcestershire
 Main house internal area 5,284 sq ft (491 sq m)
 Garages and boiler room internal area 1,413 sq ft (131 sq m)
 Total internal area 6,697 sq ft (622 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Please use what3words///bolsters.medium.dupe which will direct to the entrance gates

General

Local Authority: Shropshire Council

Services: Mains electricity and water, oil fired central heating, treatment plant drainage. PV panels, feeding into Tesla battery storage (the batteries are available by separate negotiation).

Council Tax: Band G

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of wayleaves, easements and rights of way, whether mentioned or not.

Tenure: Freehold

Guide Price: £1,750,000

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