

**AP MORGAN**



**The Orangery, Icknield Street, Beoley**  
Offers in the region of £600,000

### Features:

- Exclusive gated courtyard of just five homes
- Sought-after Beoley countryside location
- Elegant Regency-style property
- Four double bedrooms with built-in storage
- Accommodation over three storeys
- Spacious lounge and dining room
- Well-appointed kitchen with utility room
- Mature private rear garden
- Garage and ample resident parking
- Beautiful landscaped communal grounds

### Description:

This property is an exceptional Regency-style residence, forming part of the exclusive Orangery development—an elegant courtyard of just five similar homes set within beautifully designed parkland grounds. Situated on the outskirts of the sought-after village of Beoley, just north of Redditch in the Bromsgrove district of Worcestershire, and adjoining Warwickshire to the east, the property enjoys a peaceful yet well-connected countryside setting. Accessed via a grand gated driveway, the approach opens into a striking private courtyard, creating an immediate sense of arrival and exclusivity.

This impressive four double bedroom home offers generous and well-balanced accommodation arranged over three storeys, blending classic architectural charm with modern-day practicality.

The ground floor features a welcoming entrance hall leading to a spacious lounge with feature fireplace, a separate formal dining room ideal for entertaining, and a well-appointed kitchen complemented by a utility room and additional storage. The layout is both functional and inviting, perfectly suited to contemporary family living.

The upper floors continue to impress, with four well-proportioned double bedrooms, all benefitting from built-in storage, providing excellent practicality throughout. The bedrooms offer flexibility for family life, guests, or home working, while bathrooms are thoughtfully arranged across the levels to ensure comfort and convenience.

Externally, the property enjoys a delightful and mature rear garden, offering a private and tranquil outdoor space. Thoughtfully landscaped with paved seating areas, established planting, and



decorative borders, it provides an ideal setting for relaxing or entertaining. In addition, the property benefits from a garage and ample resident parking within the courtyard, enhancing both convenience and appeal. The wider grounds surrounding the development further elevate the setting, with attractive communal areas and a strong sense of privacy.

Set within a secure gated environment and surrounded by picturesque countryside, the property presents a rare opportunity to acquire a refined and spacious home in an exclusive setting, combining elegance, privacy, and accessibility.

**Details:**

**Entrance Hall**

**Lounge** 12'4" x 15'10" (3.76m x 4.83m)

**Dining Room** 7'7" x 11'8" (2.3m x 3.56m)

**Kitchen** 10'1" x 11'9" (3.07m x 3.58m)

**Utility** 8'2" x 4'6" (2.5m x 1.37m)

**WC** 3'1" x 5'2" (0.94m x 1.57m)

**Bedroom 1** 10'2" x 17' (3.1m x 5.18m) max dimensions

**Bedroom 2** 9'1" x 16'8" (2.77m x 5.08m) max dimensions

**Bathroom** 8'5" x 10'11" (2.57m x 3.33m)

**Bedroom 3** 13'10" x 10'8" (4.22m x 3.25m)

**Bedroom 4** 13'11" x 7'6" (4.24m x 2.29m)

**Bathroom** 5' x 5'6" (1.52m x 1.68m)

**Garage**

**EPC Rating:** E

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

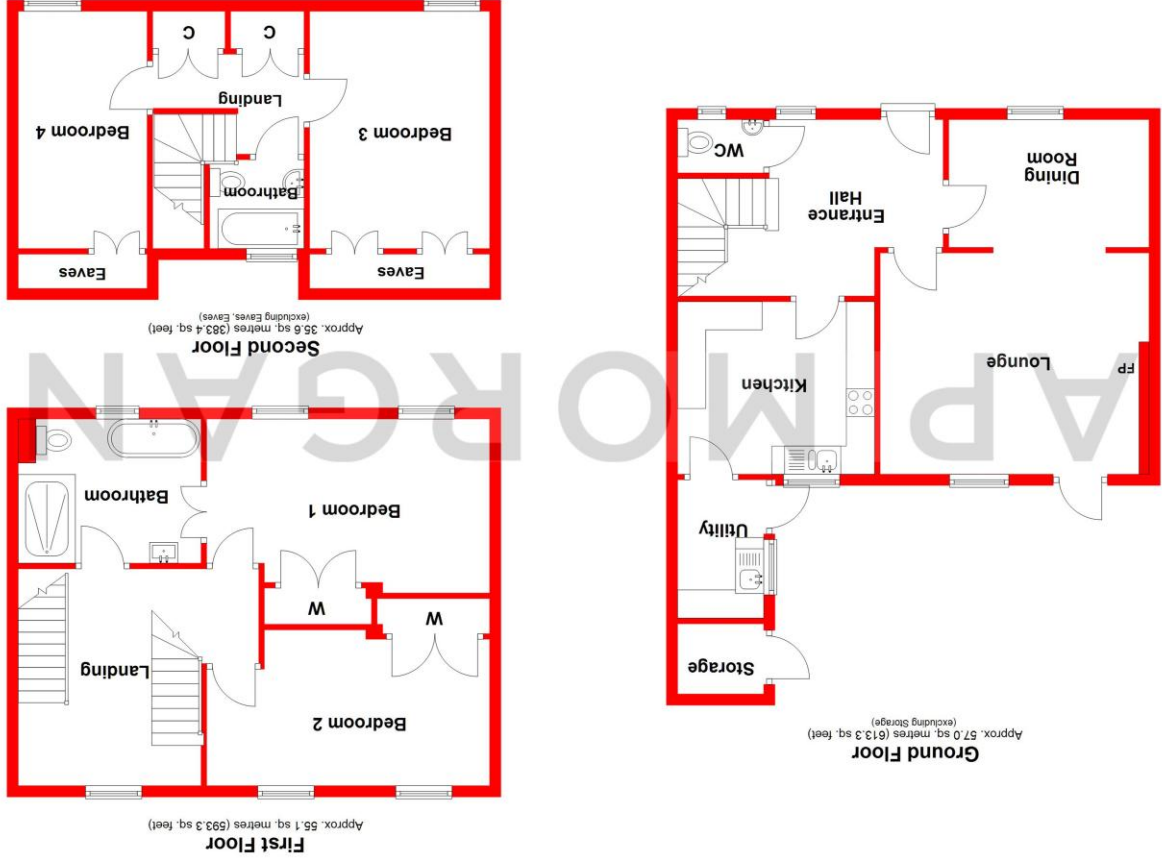
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Plan produced using PlanUp.

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