



Ford House
Ford Lane | Elmbridge | Droitwich | Worcestershire | WR9 0BQ

FINE & COUNTRY

FORD HOUSE

A substantial, thoughtfully extended and renovated detached country home set in circa 4 acres, occupying a strategic location nearby to local amenities and the local transport infrastructure, whilst enjoying the tranquil Worcestershire countryside. Ford House has been future proofed by the current owner and boasts four double bedrooms, a double garage and large paddock.



Ground Floor:

Walking through the front door of Ford House takes you into an initial glazed porch which leads through an additional front door into the entrance hallway. To the right is a guest cloakroom, to the left is a large double bedroom featuring a door to the south facing patio and an en-suite shower room with underfloor heating. The light and airy entrance hallway has an open study/snug space. There is a dining room, reception room currently being used as an office with double glazed doors showcasing the countryside views, and a large sitting room. The large sitting room has a log burner which is dual aspect and is a great feature for both the kitchen and the sitting room. There are double glazed doors leading from the sitting room onto the patio. The large kitchen boasts an island with breakfast bar, Belfast sink and double glazed doors leading to the large lawned garden and patio. There is an utility room, storage cupboards and a WC located at the rear of the kitchen.







Seller Insight



“ We fell in love with this place and knew we were going to buy it as soon as we pulled through the gates and saw the lovely gardens and driveway,” say the current owners of Ford House. “At that time, the house was a 1960s worker’s bungalow, but we decided that the plot deserved a nice country home, and set about building one which is worthy of its setting. Though traditional in style, the house has been built to modern specifications and is very energy efficient, with excellent insulation, LED lighting, and a solar PV system and electric charging port which allows me to charge my car for free in the summer months.”

“Now, the kitchen is the hub of the house,” the owners continue, “and is where we spend much of our time as a family, enjoying the views of the garden. Outside, the gardens are ideal for everyday life and entertaining alike, the formal garden spanning circa 2.5 acres with another circa 1.7 acres in the paddock where we keep our pet goats. There are multiple areas to sit in the garden depending on the time of day and whether you prefer sun or shade, and we even have a hot tub out the back. We have hosted massive parties in the garden and paddock, with everything from bonfires and fireworks to bouncy castles and sumo wrestling, along with tents for our guests to camp out overnight.”

The location of the property has much to recommend it, too. “The local area has many great walks, bridleways for horse-riding and pubs” the owners say, “and the spa town of Droitwich is within walking distance with a lido swimming pool which our children love. We have the best of both worlds here, with the peace and space of the countryside all around, and towns and cities such as Redditch, Bromsgrove, Kidderminster, Worcester and Birmingham all within easy reach.”*



* 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.







First Floor:

The first floor is configured of three double bedrooms, all with en-suite bathrooms. The spacious main bedroom features a Juliette balcony with views across the garden and paddock.









ANNEXE



Outside:

Ford House is approached along a country lane, through private electric gates and a long private driveway leading to ample gravel parking with a turning circle. There is a large lawned garden (circa 2.5 acres) with two loose boxes and store room (in need of repair) and a large paddock (circa 1.7 acres). There is an entertaining patio space surrounding the property, the south facing patio features a hot tub. There is a double garage with a converted one bedroom annex to the rear, this features a living room/bedroom, kitchen and shower room. In addition there are two electric car charging points.









LOCATION

Ford House is situated close by to the rural village of Elmbridge, yet within close proximity to the market town of Droitwich Spa, and the cathedral city of Worcester. The M5 motorway is a short distance away giving easy commuting to Birmingham, Cheltenham, Gloucester and the rest of the country.

The historical town of Droitwich Spa is only 1 mile away with its great charm offering visitors plenty to see and enjoy. It is a historic Roman town built on the legacy of the salt industry and identified in Victorian times with the "Salt King" John Corbett and his stately Chateau Impney.

There is plenty to discover and enjoy including the Lido Park with a large children's play area, tennis courts, a five a side football pitch and a basketball court.

Droitwich Spa shopping is mainly focused in the traditional town centre around Victoria Square, leading to the St Andrew's Square shopping centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops. The Norbury Theatre hosts regular shows year-round, including an annual pantomime, and also shows films. Droitwich Leisure Centre at Briar Mill has gym facilities, sports halls, a swimming pool and squash courts. There are also outside football and Astro turf pitches with floodlighting. The centre also runs a squash league and archery society.

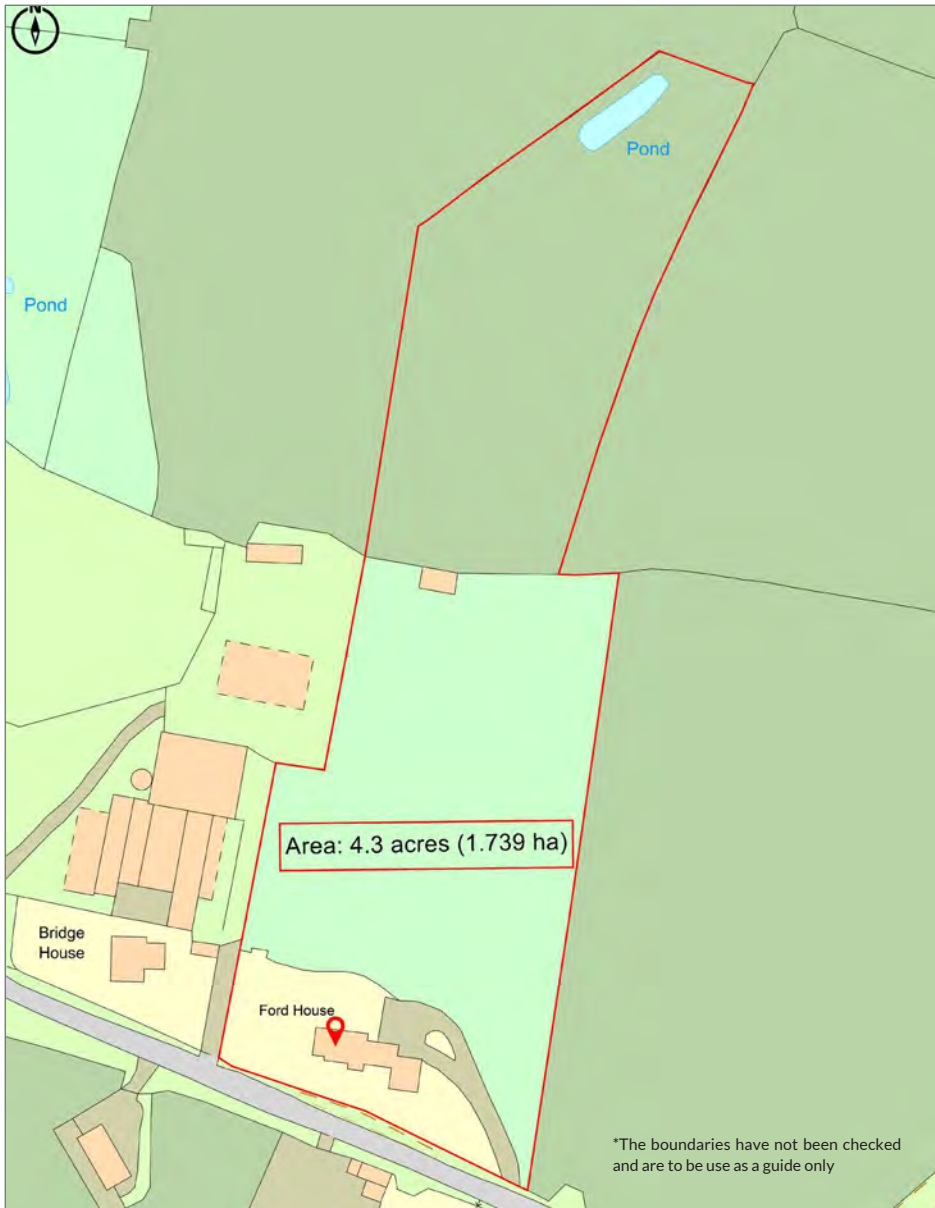
Droitwich has its own station, and there are direct rail services to London from both Birmingham and Worcester. The M5 motorway (accessed via J5 of The M5 at Wychbold or J6 at North Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/M42. The M5 South also provides for commuting to Cheltenham and its Racecourse, Gloucester and Bristol.

Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has already had a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College and both The Kings Schools and Royal Grammar School closer by at Worcester.

For days out and recreation, Ford House is well placed for ready access to the North Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and The Malvern Hills, and Ludlow.





Services

Mains water and electricity
Private drainage via soakaways
Sewage treatment plant
Mitsubishi Eco Dan air source heat pump
MVHR (Mechanical Ventilation Heat Recovery)
EV Electric vehicle car chargers
Two Solar PV systems (1st system – 3.84 kW / 2nd system – 3.75kW) – Feed-in tariff's available through separate negotiation

Tenure

Freehold

Local Authority

Wychavon District Council
Council Tax Band F

What3words

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Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

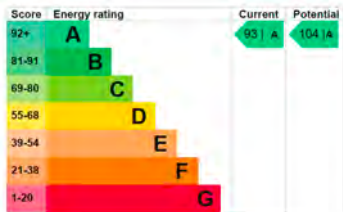
For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



GROSS INTERNAL AREA
 FLOOR 1: 1613 sq ft / 150 m², FLOOR 2: 1304 sq ft / 121 m²



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 31.08.2022







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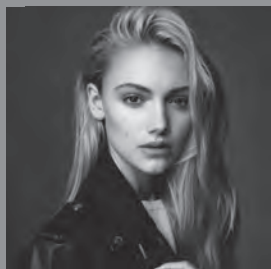
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