



Cheddleton  
11 Corbett Avenue | Droitwich Spa | Worcestershire | WR9 7BE

FINE & COUNTRY





With an imposing presence, in/out drive and the original tennis court as part of the garden, the house lends itself easily to contemporary living.

#### Accommodation Summary

##### Ground Floor:

- Porch
- Entrance hall
- Open plan breakfast kitchen
- Utility room
- Pantry
- Study
- Sitting room
- Living room
- Dining room
- Cloakroom with WC
- Cellar/basement















# Seller Insight

“Cheddleton, 11 Corbett Avenue, has been the happy family home for the current owners for over 25 years as they explain, “we have seen our children grow, leave home and come back to visit with children of their own. It has accommodated us all – even 4 generations at times”.

“Location and space, both indoor and out, are what principally attracted us to Cheddleton. The proximity to town, amenities, the railway station and motorway network make for convenient living and enabled our children to travel independently to school in Worcester. The house comfortably accommodated a growing family with flexible living space and a great garden with large terrace and lawns for games and play.

Many facilities are within easy walking distance including the park, lido pool, tennis club, the canal and the town’s pubs and restaurants which we have always greatly appreciated. The town’s two excellent golf clubs are within a 10-minute drive from the house.

We have enjoyed living in and looking after Cheddleton over the years with the most recent improvement being the refitting of the kitchen and pantry 3 years ago. The kitchen is, for us, the heart of the home with easy access to the terrace for outdoor living in warm weather. We love the light and airy feel to the house, complemented by high ceilings and retained period features.

We have known most of our neighbours for a very long time, as nearby houses rarely change hands and can honestly say that we have loved living at No.11 Corbett Avenue”.\*

\* 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:**

Principal bedroom with fitted wardrobes

Shower room

Bedroom 2 with fitted wardrobe

Bedroom 3 with fitted wardrobe

Bedroom 4

Family bathroom







Second Floor:  
Bedroom 5  
Bedroom 6  
Attic rooms

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**Outside:**  
In/out drive  
Parking for several cars  
Garage  
Garden  
Patio area  
Part of Lawn formerly a tennis court

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# LOCATION

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11 Corbett Avenue is located within walking distance of Droitwich Spa. Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire, on the banks of the River Salwarpe. The River Salwarpe takes its name from the Anglo Saxon 'sal' meaning salt and 'weorp' meaning to churn up, describing the salt brines which the river flows across. Droitwich 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. Farmers' markets are also held regularly in Victoria Square.

The cathedral city of Worcester, lying on the banks of the River Severn, is some 6 miles south, providing for high street and boutique shopping, and characterised by one of England's great cathedrals, county cricket ground, racecourse and university.

The Worcestershire village of Ombersley (4.5 miles) where the Duke of Wellington was a regular visitor to The Court, is defined by its chocolate box street scene, Checketts delicatessen, gastro pubs, restaurant and cricket club.

The M5 motorway (accessed via junction 5 of the M5 at Wychbold or junction 6 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. For days out and recreation, 11 Corbett Avenue 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, Utilities & Property Information

Utilities: Mains electricity, water & drainage. Gas-fired central heating.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: Superfast fibre broadband speed is available in the area - we advise you to check with your provider.

Special Note: There are covenants on the property - please speak with the agent for further information.

Tenure  
Freehold

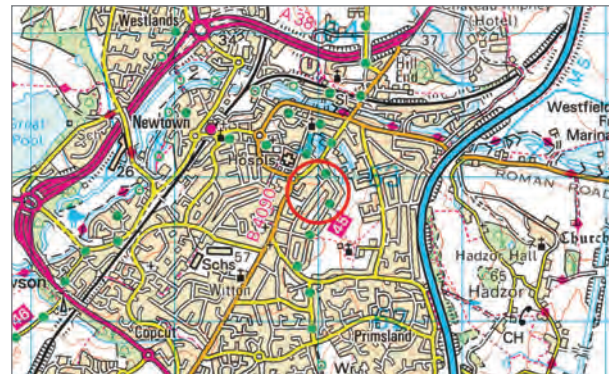
Directions  
Postcode: WR9 7BE  
what3words: ///learn.swing.slug

Local Authority  
Wychavon  
Council Tax Band G

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

Website  
For more information visit [www.fineandcountry.co.uk/droitwich-spa-estate-agents](http://www.fineandcountry.co.uk/droitwich-spa-estate-agents)

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

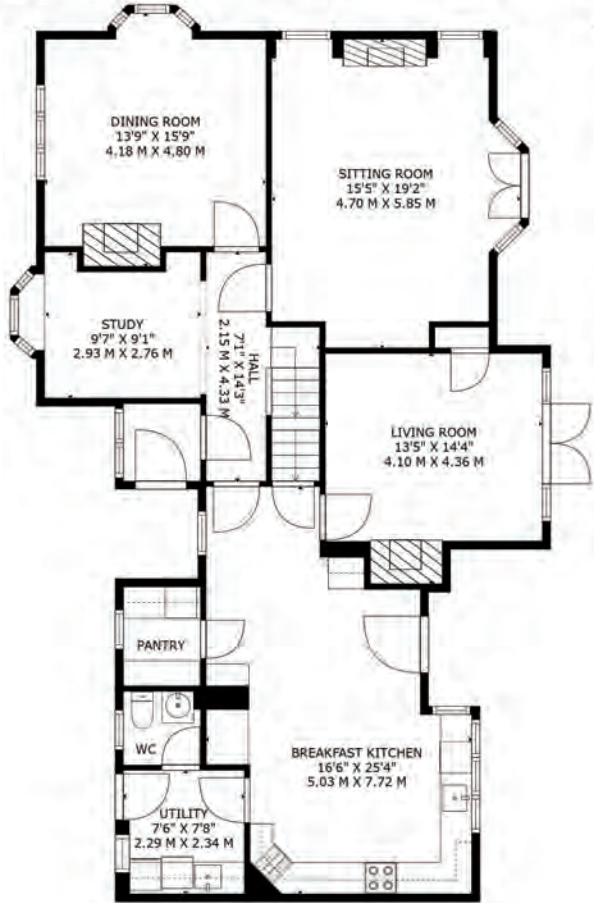




BASEMENT



GARAGE



FIRST FLOOR

GROSS INTERNAL AREA: 2889 sq ft, 271 m<sup>2</sup>  
GARAGE TOTAL: 263 sq ft, 24 m<sup>2</sup>

**OVERALL TOTALS: 3152 sq ft, 295 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SECOND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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 11.03.2024







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