



Oakwood Lodge  
Pulley Lane | Newland | Worcestershire | WR9 7JL



# OAKWOOD LODGE

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Oakwood Lodge is an architecturally designed four bedroom stunning family home which has been finished to a very high standard, including contemporary bi-folding doors in the main sitting room which overlook the garden.



The property is surrounded by protected woodland and situated in close proximity to the villages of Salwarpe and Oddingley. The gardens are private and have an extensive terrace which surrounds the property, well maintained lawns and flower beds and a separate brick built detached garage.

#### Ground Floor:

The internal accommodation is centred around a spacious reception hall with straight spindle oak returning staircase and oak bespoke doors which are continuous throughout the property. The ground floor is mainly open plan with the majority of the rooms benefiting from oak wooden floors.

The sitting room is very light and spacious with the added luxury of a contemporary fireplace, enjoying fine views of the garden. Double doors lead from the sitting room into a study/ office which is perfect for working from home. The dining room has French doors which open onto the rear secluded courtyard which makes this room a perfect place for entertaining throughout the year.

The bespoke oak "Prentice" kitchen has polished quartz worktops and a "James Mayor" central island and breakfast area with French Doors leading to the garden. The adjoining utility room is well equipped with bespoke units and quartz worktops.















# Seller Insight

“Oakwood Lodge is a beautifully designed and built, detached, character home set in a peaceful and private plot of approximately one third of an acre. Semi-rurally located on the southern edge of Droitwich Spa, it is surrounded by protected woodland and enjoys far-reaching views of the Malvern Hills to the front.

“Oakwood Lodge sits in a stunning spot where the sun rotates around the house throughout the day, finishing in the evening on the largest garden by the extended patio, the perfect spot for a sundowner with friends or family,” say the owners.

Designed to look and feel at one with its leafy surroundings, it is the sheltered balcony leading off from the master bedroom overlooking gardens and woodland that is its stand-out feature, “the balcony is so attractive and is such a tranquil and relaxing place to spend time, whether first thing in the morning or last thing at night.”

“We couldn’t help but be attracted to the design of the property and its unique location.” While the property has a wonderfully rural and private feel it enjoys easy access to the town centre as well as the M5 motorway.

“The modern layout provides great entertaining options both inside and out. The kitchen area is a very sociable space with a large central island – as a family we spend a lot of our time here. The living room is especially great in the summertime as the large bi-fold doors open out onto the new, extended patio area.”

“With ample parking and a double garage with a remote-controlled roller door there is plenty of space for all to park, from those living in the house to those visiting. The wrap around gardens, each with their individual patio areas, offer a great variety of places to sit and enjoy the beautiful surroundings. With no immediate neighbours we enjoy a great deal of privacy – the closest neighbours are approximately 250 yards away.”

“Oakwood Lodge is close to a wide variety of amenities, from schools and shops to walking routes and good bus services. In four years of living here we have made some improvements, from upgrading the main bathroom and ensuite to adding new quartz kitchen worktops. Both house and garden are in excellent condition.”\*

\* 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:

On the first floor an impressive galleried landing benefits from "James Mayor" bespoke storage units, and gives access to three double bedrooms, a comprehensively fitted family bathroom and the impressive main bedroom suite.

The spacious main bedroom benefits from the luxury of a large oak balcony overlooking the garden and has double doors leading to a high specification, recently refurbished ensuite bathroom, which has Porcelanosa wall tiles, Laufen sanitary ware and bespoke vanity unit. The main bedroom also has a range of "James Mayor" fitted wardrobes and Karndean flooring.



















Outside:

The property is approached through timber clad gates which lead to a parking area for several vehicles. A boarded detached brick two car garage has a pitched tile roof and electronically operated remote control shutter doors with cutaway trusses to the roof for ease of conversion for further accommodation if required.

The extended tegular blocked patio leads to the beautifully maintained lawn. The garden also benefits from an external water and electricity supply as well as the added benefit of an electric car charging point on the side of the garage wall.





# LOCATION

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Oakwood Lodge is situated close to the villages of Salwarpe and Oddingley. The spa town of Droitwich is just over a mile away and has a wealth of facilities including a train station, supermarkets and many boutique shops. The cathedral city of Worcester is a few miles away and is home to excellent private schools and an acclaimed shopping centre.

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 for the Anglo Saxon 'sal' meaning salt and 'weorp' meaning to churn up, describing the salt brines which the river flows across. The town is situated upon massive salt deposits which have been extracted since ancient times. The natural Droitwich brine contains 2½ lbs of salt per gallon - ten times stronger than sea water and rivalled only by the Dead Sea.

Droitwich shopping is mainly focused around the traditional town centre in 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 Norbury Theatre hosts regular shows year-round, including an annual pantomime, and also shows films. On the outskirts of the town is the famous Chateau Impney which is a hotel, restaurant and conference centre. The lido was renovated in 2007 and the Lido Park remains a pleasant and popular space. Droitwich leisure centre at Briar Mill has gym facilities, sports halls, a swimming pool and squash courts. There are also outside football and astroturf pitches with floodlighting. The centre also runs a squash league and archery society.





Services  
Mains electricity and water.  
LPG gas central heating.  
Private drainage via septic tank.  
Electric car charging point.

Tenure  
Freehold

Local Authority  
Wychavon District Council  
Council Tax Band G

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

Website  
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

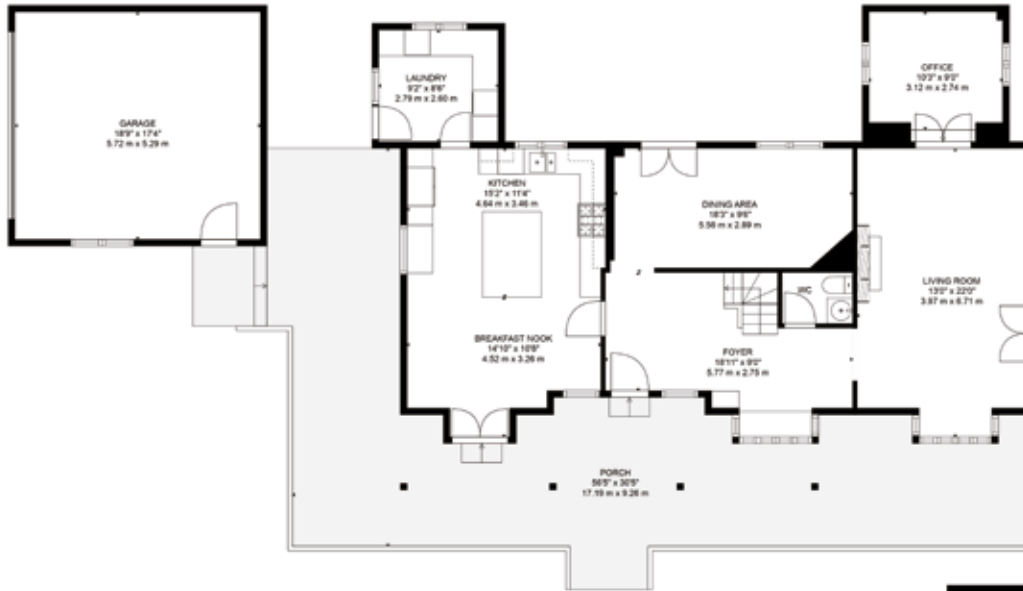
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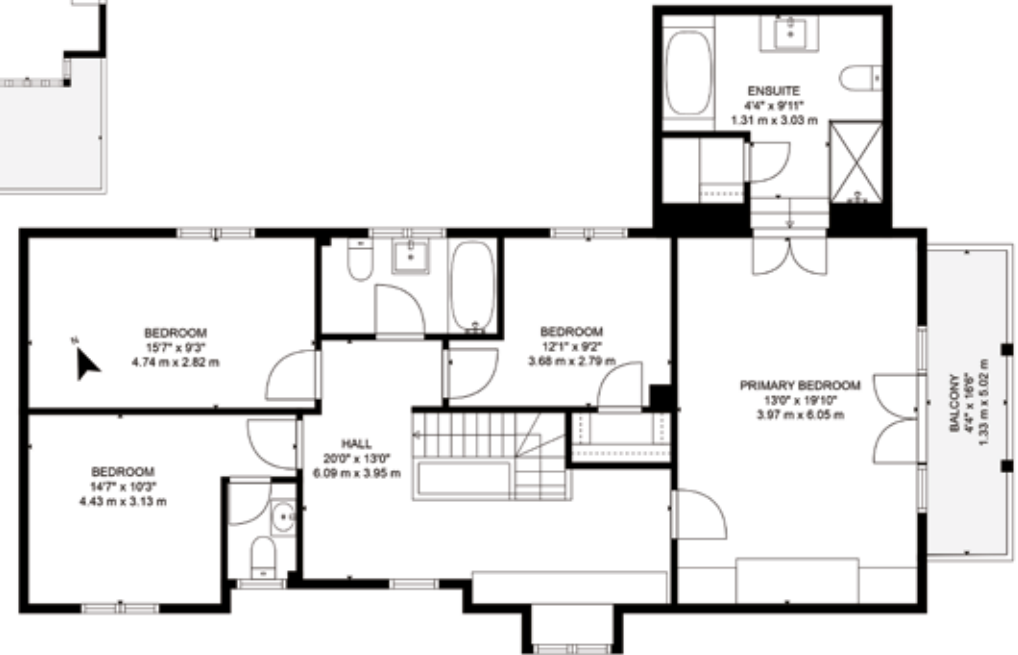
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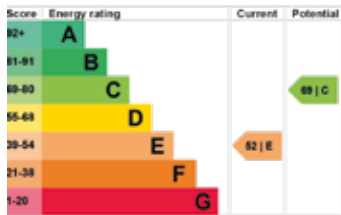
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GROSS INTERNAL AREA  
 GROUND FLOOR : 1149 sq. ft./107 m<sup>2</sup>, FIRST FLOOR : 1094 sq. ft./102 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE: 327 sq. ft./30 m<sup>2</sup>  
 PORCH: 791 sq. ft./73 m<sup>2</sup>, BALCONY: 72 sq. ft./7 m<sup>2</sup>  
 TOTAL: 2242 sq. ft./208 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Tenure: Freehold

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 16.05.2023







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