



4 Middleton Orchard  
Copcut | Droitwich Spa | Worcestershire | WR9 7JB

FINE & COUNTRY

# 4 MIDDLETON ORCHARD

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Located down a pleasant country lane, 4 Middleton Orchard offers a semi-rural lifestyle, but with equal access to the amenities of local towns. This new build home offers great living space with a large kitchen/breakfast room with tri-fold doors, utility room, a spacious living room, five bedrooms, three of which benefit from ensembles. The property also benefits from a low maintenance garden with a hot tub.



**Ground floor:** Accommodation to the ground floor comprises of an open plan kitchen/family room with a large central island that comes equipped with a host of integrated appliances to include a dishwasher, microwave, wine fridge and an instant hot water tap to name a few. Tri-fold doors giving access to the low maintenance garden. The ground floor also benefits from a utility room, cloakroom/WC and two further reception rooms. There is also access to the integrated garage.

- Open-plan kitchen/living/dining area
- Large cloakroom/WC
- Living room
- Downstairs office
- Utility room









# Seller Insight

“ The current vendor of 4 Middleton Orchard comments that, “this exceptional property instantly caught my attention with its impeccable specifications and prime location. Situated conveniently with easy access to Worcester, Droitwich, and major motorway junctions, alongside amenities such as David Lloyd’s gym and charming local pubs, it offers a perfect blend of accessibility and comfort.

Living in this home has been an absolute pleasure, with its spacious open-plan layout and a vibrant community atmosphere standing out as particular highlights. While the open-plan design creates an inviting ambiance, it’s the sense of community that truly sets this place apart.

Among the many appealing features of the house, the breathtaking views of the Malvern Hills from the upstairs rooms steal the show. Additionally, the generous room sizes and high-spec finishes, including modern conveniences like boiling water taps and heated mirrors, add to the allure of this property.

The interior layout is thoughtfully designed to cater to the needs of a modern family, with ample space for both relaxation and productivity, making it ideal for those balancing work and family life. Moreover, the pristine condition of the house reflects its original new state, allowing for personalisation to suit individual tastes.

Natural light floods the home throughout the day, creating a bright and airy atmosphere that enhances the overall ambiance. The outdoor spaces, including the low-maintenance garden and sun-drenched courtyard, provide perfect settings for relaxation and entertaining, especially with the seamless integration of bi-fold doors.

The location of 4 Middleton Orchard perfectly complements daily routines and lifestyle needs, whether it’s the easy commute to Birmingham, access to nearby recreational facilities, or enjoying leisurely walks in the picturesque countryside.

The sense of community in the neighbourhood is palpable, with regular events fostering close relationships among the residents. With great schools in the vicinity, including the renowned RGS, and easy access to essential services like Hindlip, this location offers convenience and quality living for families. Overall, this property epitomises modern living at its finest, offering both comfort and convenience in a welcoming community setting”.\*

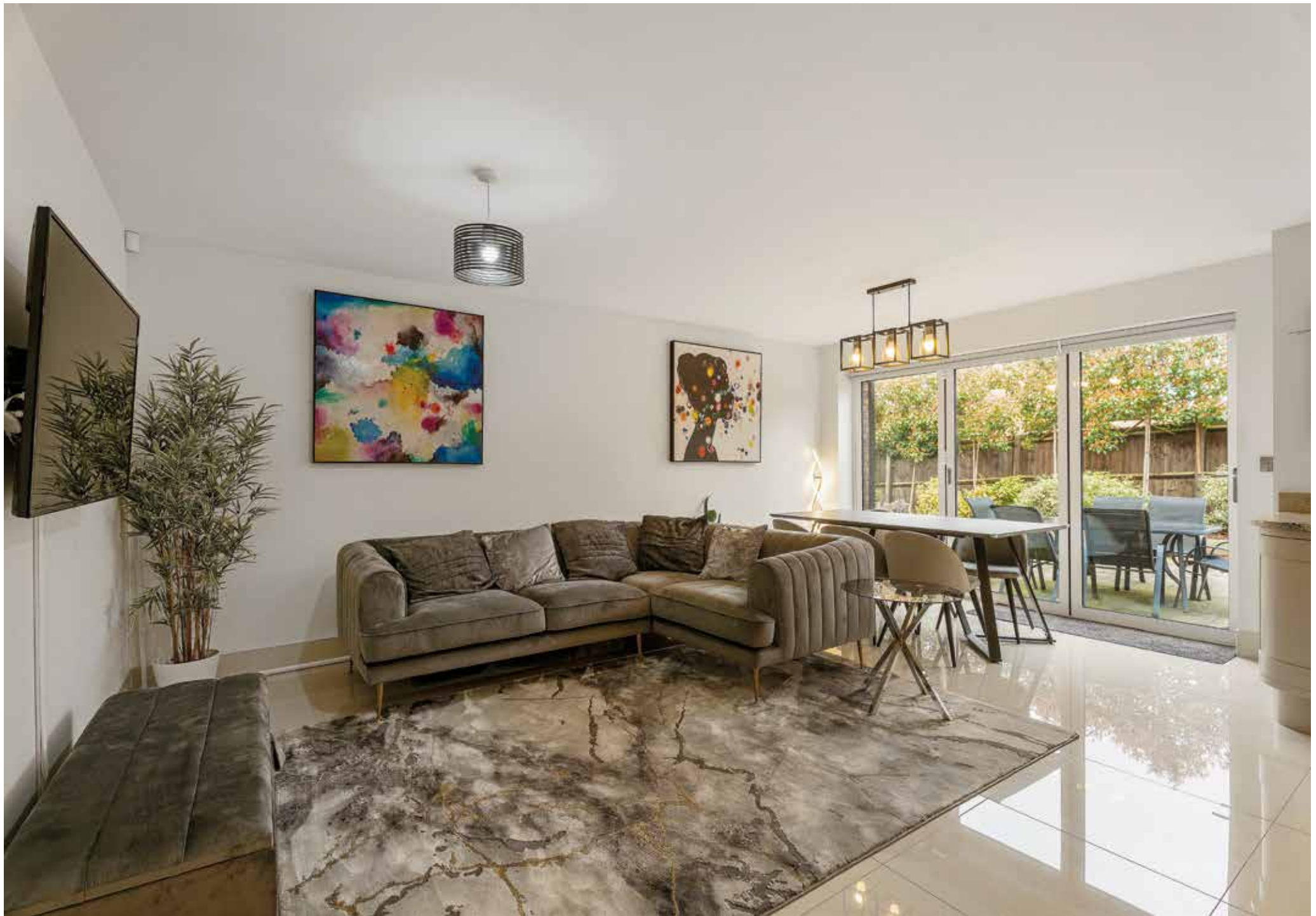
\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











**First floor:** As you walk up the stairs to the first floor, you are greeted with a spacious galleried landing, enjoying views of the countryside to the front. There are five double bedrooms, three of which benefit from ensembles and a family bathroom with a walk-in shower and free-standing bath.

- Main bedroom with ensuite and built-in storage
- Two doubles with ensuite
- Third double bedroom
- Family bathroom









**Outside:** The outside of this property has a good size garden which is very low maintenance and also benefits from a hot tub. It is also private, making it a great space for the whole family to enjoy.









# LOCATION AND HISTORY

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4 Middleton Orchard sits in a convenient position being only a short distance from Droitwich town centre, yet in a semi-rural location with stunning views towards the rolling countryside at the front. There is easy access to both the motorway network and Worcester city which provides extensive day-to-day shopping facilities, education and restaurants.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, provides high street shopping and is characterised by one of England's great cathedrals, its racecourse, county cricket ground and university. Pershore, with its Georgian appeal, is also a good shopping centre and has a community-active theatre, library and excellent market.

The Worcester Parkway Railway Station, (just over 8 miles) to the south of Worcester reduces journey times for commuters and has ample parking which increases the capacity for London commuters. The current owner says "London Paddington is reachable in a little over two hours". This has a significant impact on Worcestershire's accessibility to the capital and other regional locations. Droitwich Spa station is also a little over two miles away.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, notably King's prep school and senior school, allowing parents to select the right environment for their children's needs. An outstanding first school is local. A coach service from the village of Inkberrow transports children to the Royal Grammar School and King's School in Worcester. Bromsgrove School and Malvern College are also within easy reach.





**Services**

Utilities: Mains electricity & water. Air-source central heating. Private drainage via sewage treatment plant.

Broadband: Ultrafast full fibre broadband available in the area - please check with your local supplier.

Mobile Coverage: 4G and 5G available in the area - please check with your local supplier.

**Tenure**

Freehold

**Directions**

Postcode: WR9 7JB

What3words: ///crypt.overtones.disputes

**Local Authority**

Wychavon District Council

Council Tax Band G

**Viewing Arrangements**

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

**Website**

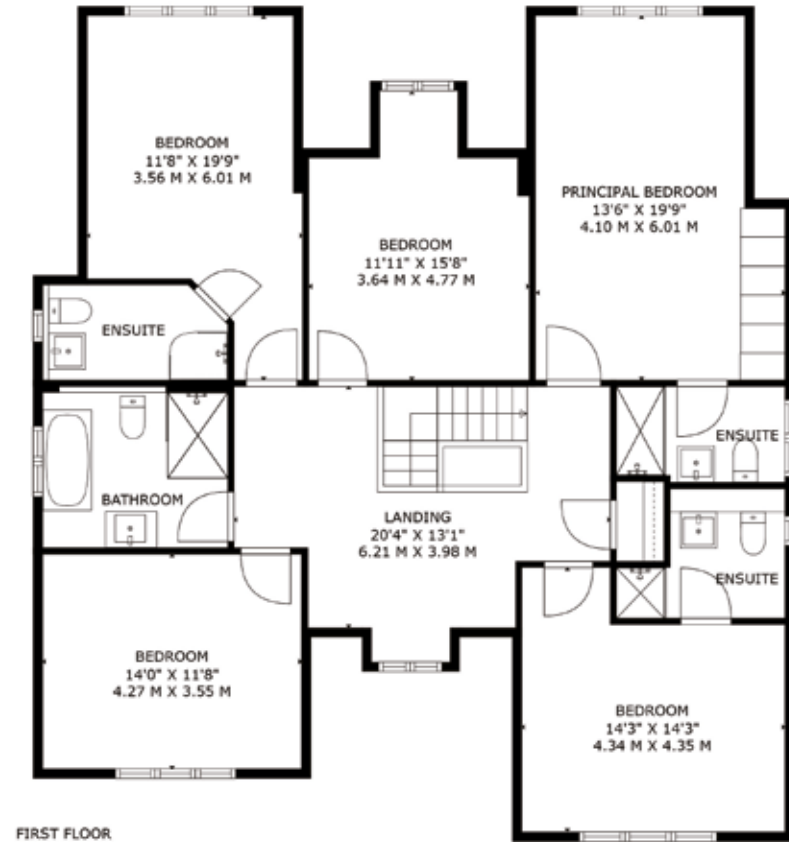
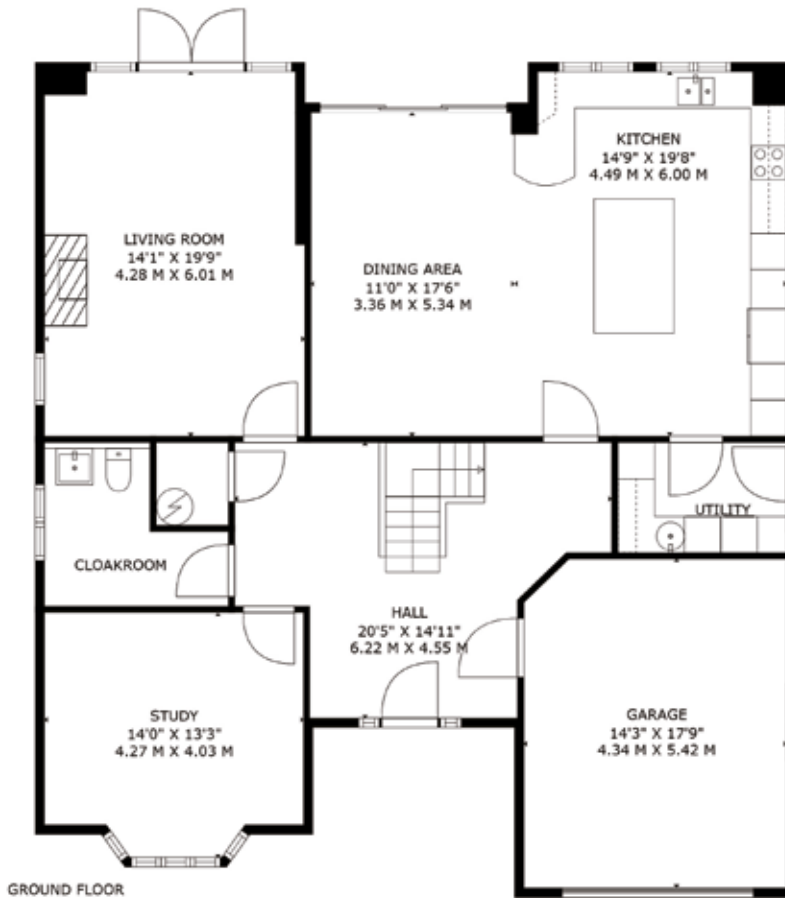
For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-estate-agents>

**Opening Hours**

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm





GROSS INTERNAL AREA: 2801 sq ft, 262 m<sup>2</sup>  
 GARAGE TOTAL: 251 sq ft, 23 m<sup>2</sup>  
**OVERALL TOTALS: 3052 sq ft, 285 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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 19.03.2024







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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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