



2 Madams Hill Cottage

Upper Goosehill | Broughton Green | Droitwich | Worcestershire | WR9 7ED

FINE & COUNTRY

2 MADAMS HILL COTTAGE

A four bedroom, semi-detached cottage situated in the sought after hamlet of Broughton Green, strategically situated with easy access to the local transport infrastructure and amenities, whilst enjoying an idyllic countryside setting. 2 Madams Hill Cottage boasts huge potential and renovation opportunity.



Ground Floor:

Walking through front doors of 2 Madams Hill Cottage takes you into an entrance hallway. To the left is the dining room featuring a large bay window and a fireplace. To end of the corridor is the kitchen/ breakfast room with a picture window showcasing the countryside views and double glazed doors leading onto an entertaining patio. The spacious sitting room boasts an inglenook fireplace with a gas-fired logburner, glazed sliding doors leading onto the balcony and dual aspect windows with picturesque views.









Seller Insight

“ Situated in the rural hamlet of Broughton Green is this lovely four-bedroom property, which boasts a very pretty garden and spectacular views over the surrounding countryside of Worcestershire. “Before moving here back in 1993, we were living in a village close to Northampton,” says the owner. “It was very convenient, but over time it was swallowed up by more and more housing developments and it became very noisy and busy. My wife and I were desperate to find a place where we could once again enjoy a bit of peace and quiet, but we also needed somewhere with good transport links as I had to travel a lot for work. We drew a triangle on a map covering our desired location, cut out motorways and pylons, and as the triangle got smaller, we decided to focus our search in this lovely part of Worcestershire. It was my wife and daughter who found this house, and it’s been a very happy and peaceful home for the past 29 years.”

“2 Madams Hill Cottages and the neighbouring property began life as a pair of farm workers’ cottages, but over time, and shortly before we bought it, it has been greatly extended and modernised. It’s very spacious and bright and the views, particularly from the back of the house, are absolutely stunning. The rooms are well proportioned, and the layout has an easy flow so all in all it’s suited our needs perfectly. In fact, it’s so nice that we never felt the need to make any major changes – although there’s lots of potential to enhance it further, should the new owners wish to put their own stamp on the place.”

“The garden has to be one of my favourite features of the property. There’s a large raised terrace which catches the afternoon sun, and from there, steps lead down to the lawn that’s peppered with a variety of trees, including apples, a Victoria plum, a beautiful silver birch, a laburnum, a column elm and two hornbeam. The fields around the house are filled with arable crops – this year it was linseed, so it was a lovely sea of blue flowers for a number of weeks – and I enjoy watching the farmworkers each year, bringing in the harvest. However, the real beauty is the extent of the unspoilt view across in a semi-circle from the Bredon hills to the south, down to the Malvern hills and across to the Cleve hills to the west. Our view to the front, of course is the towering, wooded, Madam’s Hill. Everyone who comes here is amazed by the best view in Worcestershire!”

“The lounge is probably my favourite room. It’s very light and airy, and the views over the garden and the countryside beyond are just lovely.”

“I love the peace and tranquillity of the surroundings, and the sheer beauty of the outlook from the garden and the house. There are lots of excellent walks and the surroundings have lots of public footpaths and plenty of opportunities on the little country roads around here for the keen cyclist. For all of my day-to-day needs I can pop into Droitwich, which is only a four-mile drive from here.”

“The master bedroom has a sizable balcony, which is another lovely feature, and the views from up there are breathtaking.”

“Even after almost three decades, this is still a place that I relish coming home to,” says the owner. “It will be the utter peace and quiet and that lovely view that I’ll miss most when I move, but circumstances change and I need now to move to another part of the country.”*

* 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, a single bedroom and a family shower room. The main bedroom boasts glazed sliding doors leading onto a balcony, an en-suite bathroom and dressing room.









Outside:
2 Madams Hill Cottage is approached along a private road and driveway with ample parking to the front of the property. There is a lawned garden and single garage to the front of the property. To the rear is an elevated patio showcasing the fabulous countryside views. Beyond is a large lawned garden with a summer house, all surrounded by open fields.











LOCATION

2 Madams Hill Cottage is situated along a private road within the very sought after central Worcestershire settlement of Broughton Green. The Jinney Ring Craft Centre, a working craft centre, is some 3 miles away, offering a café, gardens, events venue and boutique shops.

Droitwich Spa (4 miles) 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. The town has an array of amenities including Waitrose, the Lido, Vines Park and a local train station giving direct access into Worcester and Birmingham city centres.

The Cathedral City of Worcester (10 miles), lying on the banks of The River Severn, provides for high street and boutique shopping, and characterised by one of England’s great cathedrals, county cricket ground, premierships rugby club, racecourse and university.

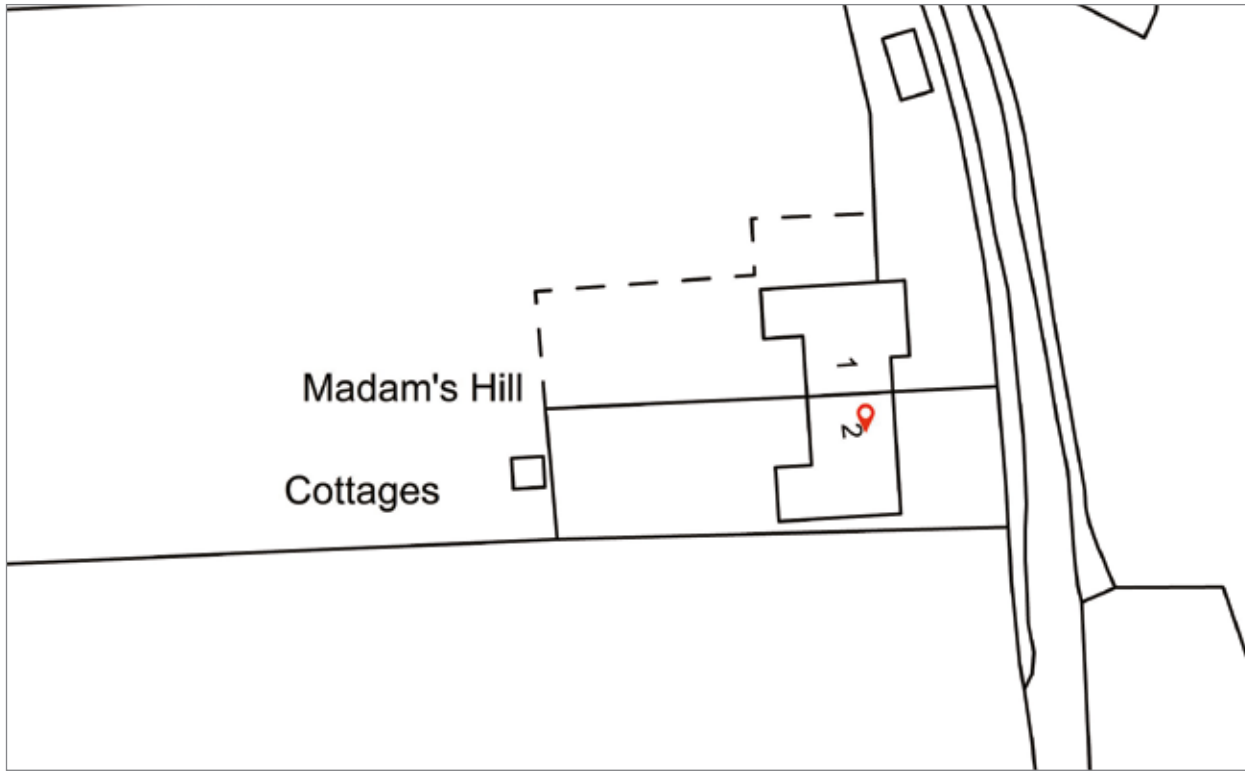
The M5 motorway (accessed at nearby J5) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/M42. The M5 South also provides for commuting to Cheltenham and its Racecourse, Gloucester and Bristol.

The Worcestershire Parkway Railway Station (12 miles) situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has already had a significant impact on Worcestershire’s accessibility to the capital and other regional centres. Warwick Parkway (26 miles) provides fast, direct trains directly into London and Birmingham.

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 School and Royal Grammar School closer by at Worcester.

For days out and recreation 2 Madams Hill Cottage 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 Warwick.





Services

Mains electricity and water.

LPG gas connected to log burner in sitting room.

Private drainage via a septic tank shared with the neighbour.

Connectivity and network cabling.

Notes

Private driveway maintenance charge of £50 per annum.

What3words.com

Latter.exotic.skid

Tenure

Freehold

Local Authority

Wychavon District Council

Council Tax Band D

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

Madams Hill Cottage, Upper Goosehill, Broughton Green, Droitwich

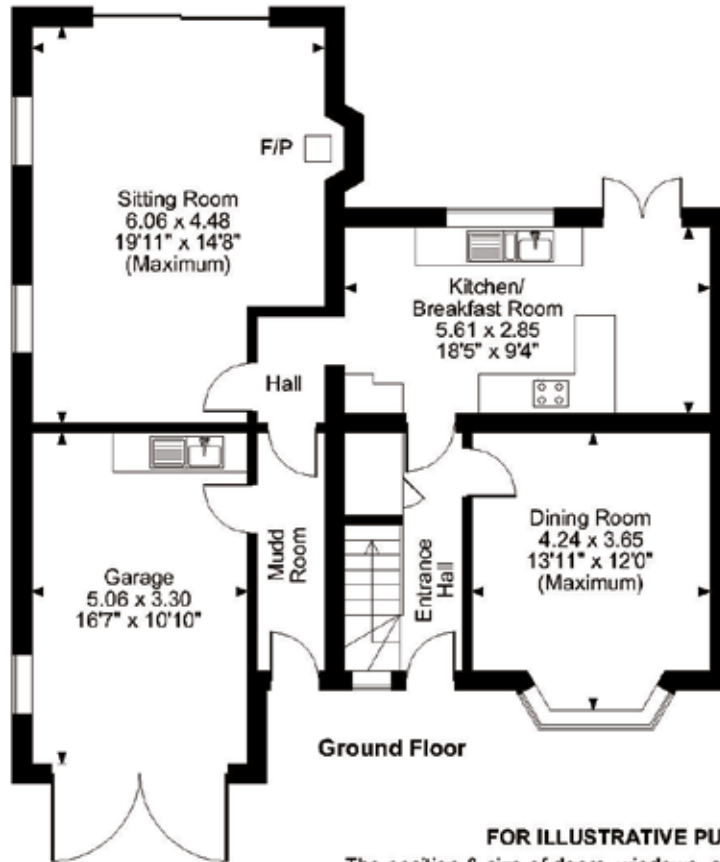
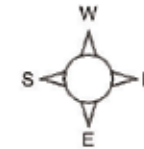
Approximate Gross Internal Area

Main House = 1535 Sq Ft/143 Sq M

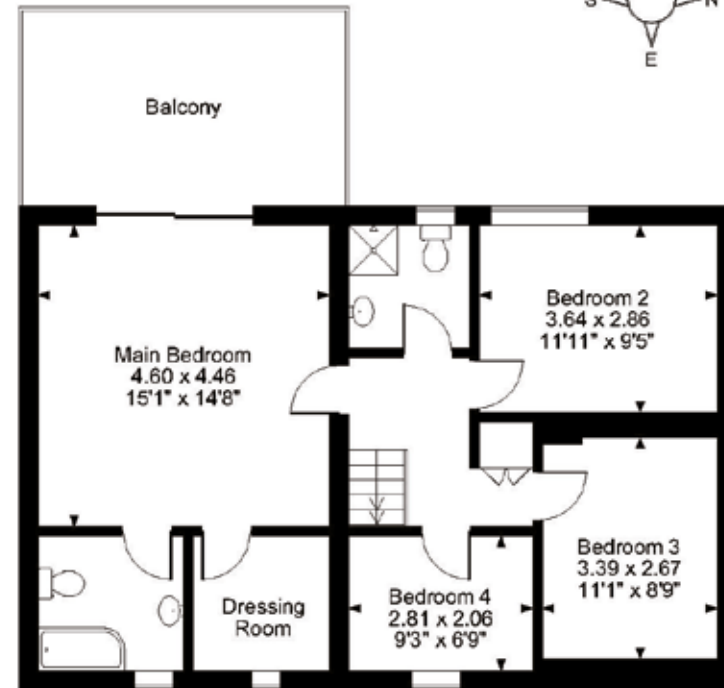
Garage = 180 Sq Ft/17 Sq M

Balcony external area = 160 Sq Ft/15 Sq M

Total = 1715 Sq Ft/160 Sq M



Ground Floor

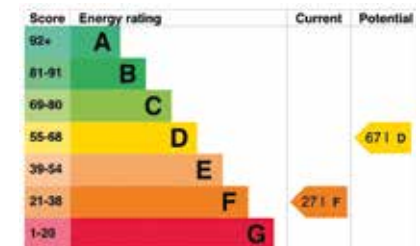


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

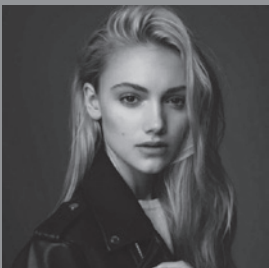
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore 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 18.08.2022







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Catherine has grown up in Worcestershire attending school in the heart of Worcester City. She splits her time between working as a Fine & Country Associate and a fashion model. Catherine is passionate about providing a high quality service to her clients and ensuring they achieve the best possible price for their property. In her spare time she enjoys walking her Jackawawa, Alfie, catching up with her friends and going to the gym.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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