



Hawford Lock House
Hawford Lock Lane | Claines | Worcestershire | WR3 7SD

FINE & COUNTRY

HAWFORD LOCK HOUSE

With origins dating back to the 1800s, Hawford Lock House is a truly spectacular, immaculately presented family home that has been greatly extended and beautifully modernised with the added benefit of generous gardens ideal for families and entertaining.



A wonderful opportunity to acquire a truly spectacular, much improved, detached four bedroom family home, located in one of Worcester's most sought after locations.

Accommodation briefly comprises: Entrance hall, office, downstairs cloakroom, dining room, sitting room with modern, inset log burner and glass surround, canal side views, sleek modern kitchen with

central island and top of the range Siemens appliances to include two fan ovens (one with combination oven/microwave), two warming drawer/slow cookers, bean to cup coffee machine, full height double fridge freezer, built-in pantry, induction hob with extractor fan, instant hot water tap and dishwasher. A stunning orangery with electric opening roof and dual aspect, sliding bifold doors leading onto the terraces giving you an indoor/outdoor experience, perfect for entertaining.

Ground Floor:

Entering the property, there is a hallway with a WC and study, with a step down to the large dining hall, hosting a 10-12 seating dining table. The dining room has feature beams and two French doors providing access to the patio area with river views and benefits from underfloor heating.

Located off the dining room is the contemporary, open plan kitchen/diner/living area with a large, central island with bar stool seating, a sink with hot tap, induction hob and complimenting quartz surfaces and also benefits from underfloor heating. It features a wealth of integrated Siemens appliances and stylish storage under a large window seat viewing the river side. The kitchen has bifold doors to two aspects opening up the entire room to the outdoor living space, including a large patio to the rear gardens with views of the river and a sunken hot tub with an entertaining terrace. There is a generous utility room off the kitchen with access to the gardens and further office/gym space.

The office/gym space is located at the rear/side of the property and benefits from underfloor heating and an executive finish of high ceilings and daylight lighting.

The living room is entered off the dining room/hallway and has a contemporary log-burner, stunning feature beams and double aspect views of the river.







Seller Insight



“Living in a home that feels like you are permanently on holiday is a dream, yet Hawford Lock House has given us that and more”, says the current owners. With origins in the early 1800’s as a lock keepers cottage, Hawford Lock House is an extremely unique, beautiful three-bedroom family home, perfectly positioned in a stunning water-side location.

“Having been extended and modernly redesigned over the years to take full advantage of the serene setting, one of the things we love most is the open plan lifestyle and airiness of the rooms. All the large main living areas flow into one another, with French or bi-folding doors that open straight out onto the garden, with the river beyond, creating a fantastic sense of connection between inside and out. We have a front row seat to the change of seasons at Hawford Lock. In the winter we enjoy lovely views whatever the weather, and in the summer we can open up those doors and our garden essentially becomes this huge extension of the living space.”

“The outside space has to be one of our favourite features of the property. We have a large landscaped lawn and extensive private patio terrace surrounded by beautiful plants including palm and olive trees, which give the space a Mediterranean feel, and there’s even a sunken hot tub to relax and enjoy the view. Hawford Lock House is ideal for al-fresco entertaining, but it’s also a very secluded place to just sit out and soak in the sunshine and gorgeous surroundings.”

“The large open-plan kitchen and orangery is probably our favourite room in the house. Extremely bright and airy, it is a very sociable part of the house. We particularly love the fact that we can push back two entire walls of bi-folding doors and create an almost seamless connection between inside and out.”

“The house is tucked away at the end of a very peaceful, no-through lane and our surroundings are incredibly calming, giving us the feeling as if we are miles from anywhere. From our garden we have direct access to the river’s edge so on a whim we can head out either in the kayak or our little rowboat. There are lovely countryside walks/cycling right on our doorstep or we can hop in the car and be in Worcester city centre in just over ten minutes. Hawford Lock House is also ideal for commuting as it has easy transport connections - just 3 miles from the M5 Junction 6, as well as a short commute to the three Worcester train stations.”

“Adjacent to the house is a generous outbuilding that we have converted into a fantastic second home office, complete with underfloor heating and vaulted ceiling. It creates a very definite sense of separation between work and home, but without an arduous commute.”

“What will we miss? All of the above and a whole lot more.” There is a real sense of community with our neighbours and the sunsets are incredible. Hawford Lock House is unique and we know we won’t find anything quite as idyllic again.”*

* 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: two large master bedrooms with ensuite, bathrooms and double doors leading out to balconies, two further bedrooms (one currently configured as a dressing room), family bathroom and separate cloakroom.











Outside: there is a recently refurbished outdoor office/annexe/gym outbuilding, with underfloor heating and Velux roof window. Leading to the front of the property is a private drive with a double garage and double electrically opened gates. The canal-side garden with sun terrace and sunken hot tub has been landscaped in a Mediterranean style with ambient lighting and impressive borders, giving

the home privacy with the most outstanding views towards the countryside and river beyond. To the rear is a glorious generous garden, largely laid to lawn, with separate terrace, a number of mature shrubs and trees, ideal for children to play and for general outdoor activities.







LOCATION

Hawford Lock House is located in the small hamlet of Hawford, north of the village of Claines which is 2.7 miles north of Worcester city centre. Claines has a primary school, parish church and traditional pub. The junior school, King's Hawford, is less than a mile away. The property is strategically situated 4 miles from junction 6 on the M5 motorway, giving easy access to both the north and south.

Droitwich Spa (4.8 miles) 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. 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 county town and cathedral city of Worcester, lying on the banks of the river Severn, provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

Ombersley (3 miles) is one of the most sought after and charming villages in Worcestershire. The first known reference to the village was the granting of a Charter to Abbot Egwin, later Saint Egwin, of Evesham Abbey in 706 AD. Ombersley was part of a Royal Forest until 1229. The forest gives the village its name. The village of Ombersley boasts a whole host of amenities including butcher's shop, delicatessen, primary school, doctor's surgery, parish church and post office together with many public houses and restaurants.

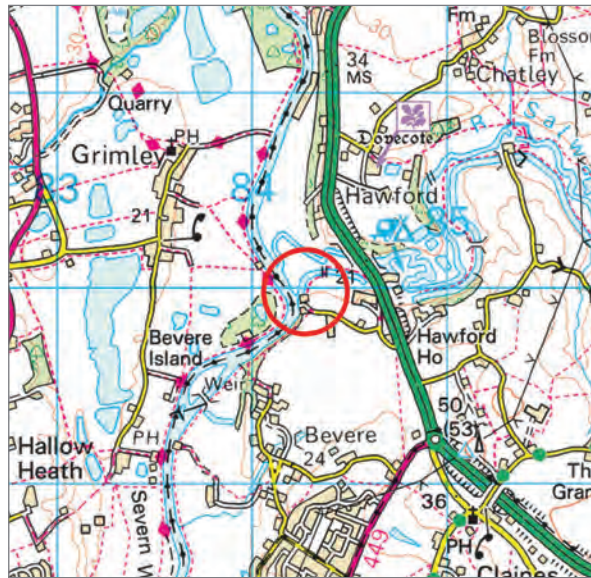
The M5 motorway (accessed via junction 5 of the M5 at Wychbold or junction 6 at north Worcester) provides for ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas, as well as Birmingham International Airport (36 miles) and the M40. London (131 miles) is best accessed by the M40, via the M5/ M42. The M5 south also provides for commuting to Cheltenham and its racecourse (29 miles), Gloucester and Bristol (66 miles).

The 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 reduced journey times. This has 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, Hawford Lock House is well placed for ready access to the north Cotswolds and Broadway (24 miles), as well as Stratford-upon-Avon (27 miles), Great Malvern (12 miles) and the Malvern Hills, Hereford (30 miles) and Ludlow (31 miles). The west coast of Wales, at Aberdovey, is 102 miles.





Services

Mains electricity and water.
 Oil-fired central heating.
 Underfloor heating in the dining room and kitchen/diner/living area.
 Private drainage via a septic tank (shared with two other properties).
 Superfast broadband.

Additional Information

Situated in a Conservation Area.
 Chancel repair liability with Claines local church.
 Right of way: public footpath access to canal path goes up the driveway, neighbours have access to their properties from the driveway. (The drive is owned by the vendors).

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

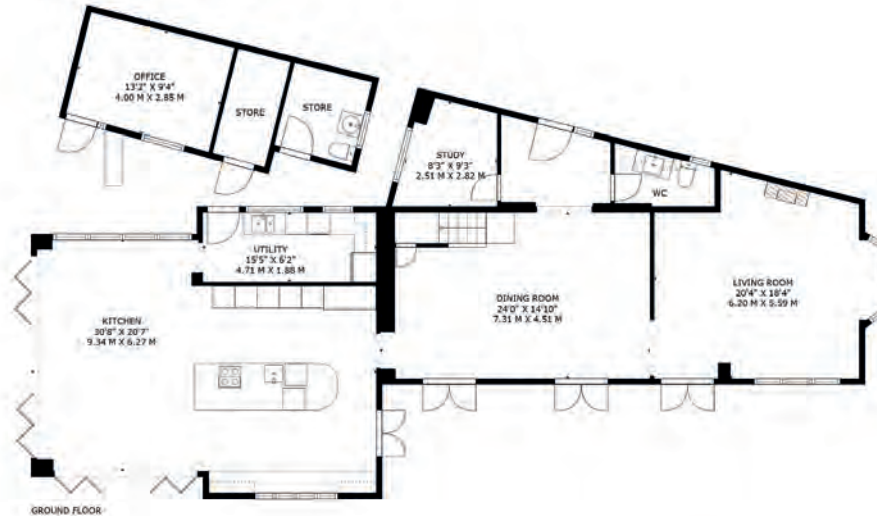
For more information visit www.fineandcountry.com

Opening Hours

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



FIRST FLOOR



GROUND FLOOR



GARAGE

GROSS INTERNAL AREA : 3199 sq ft, 298 m2
 ADDITIONAL AREAS TOTAL: 450 sq ft, 42 m2

OVERALL TOTALS: 3649 sq ft, 340 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



EPC Rating: E
 Council Tax Band G
 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 27.09.2023







HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@fineandcountry.com



RICHARD HARPER

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07801 734 216
richard.harper@fineandcountry.com



MARIE KIMBERLEY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07814 735607
email: marie.kimberley@fineandcountry.com

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Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

