



Wych House  
13 Lyttelton Road | Droitwich | Worcestershire | WR9 7AA

FINE & COUNTRY



# WYCH HOUSE

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Wych House is a substantial, detached, five bedroom property sitting in a generous plot of circa 0.43 acres, situated in a prime residential location in Worcestershire, Lyttelton Road, characterised by large detached plots. The accommodation includes five double bedrooms, two of which have ensembles. In addition, there are 4 reception rooms, a double garage and lawned garden.





#### Ground Floor:

Walking through the front door of Wych House takes you into an entrance hallway with both a storage cloakroom and WC. To the right is the sitting room boasting triple aspect windows, a fireplace and double-glazed doors leading onto the patio. There is a dining room with a gas fireplace and five windows showcasing the fabulous garden. The entrance hallway flows into an open feel bar area which can be utilised as an office space with a window facing the front of the property. Beyond here is a snug leading to both the kitchen and conservatory. The conservatory is flooded with natural light and has elevated views across the garden. The kitchen has views to both the front and the rear of the property through the conservatory. This flows into a rear hallway featuring a larder and leads to the spacious utility room which has a door leading outside to the side of the property.











# Seller Insight

“ This impressive, spacious, family home enjoys an exceptional location just minutes from the town centre. Set along a road containing a mixture of established, individual, properties, Wych House, built in the early 1920s has been the adored family home for the owners since 2007.

After living amidst rural countryside, we wished to move into a more convenient location for schools for our children, alongside a wide range of retail and recreational amenities. Wych House with its setting backing onto the park, plus its historic timeline, ticked all our boxes. The house had been built to an extremely high specification by its original owner who had been a surgeon in the First World War and contains so many interesting facets of that time, one of which was the discovery of an underground, fully fitted, air raid shelter dug deep into the garden. Having such space teamed with an adaptable and flexible layout, including a beautiful conservatory, the house has proved to be an idyllic home for our busy family life. Of course, we have added to the comforts and conveniences of our home and have meticulously maintained everything and replaced and updated our bathrooms and kitchen, but we have never felt the necessity to tweak its enchanting internal design. It is, indeed, a natural welcoming home and one which has been a magical setting for gathering friends and family throughout the years. Our garden is extremely quiet and private and our conservatory which leads out from our kitchen is the perfect room in which to relax and enjoy morning coffee. It also gives us access into our garden to enjoy family times, with lots of al fresco dining.”

“This is such a brilliant community in which to live. Our children could easily walk to school and, being adjacent to Droitwich Lido Park with its amazing safe and varied facilities, has been such a high point for our life here. At its centre is the Lido which is one of the country's last remaining inland open air saltwater swimming pools. Education opportunities are varied and excellent, with transport links, whether by road, rail, or air, being very convenient to access.”

“After living here very contentedly for so many years, the house has now outgrown our needs, and it is time for another family to experience the outstanding quality of life to be experienced whilst living here.”\*

\* 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 with five double bedrooms and a family bathroom. The fifth bedroom has an ensuite bathroom and is accessed via a separate staircase situated by the kitchen. The main bedroom suite has dual aspect windows and an ensuite bathroom with a free-standing bath. There is a large airing cupboard located on the landing.

























Outside:

Wych House features an in / out driveway with ample parking to the front of the property. There is a double garage and access to the side of the property via a gate. To the rear of the property is a large, elevated entertaining patio and generous, private lawned garden.











# LOCATION

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Wych House is situated on the park side of the premier, Lyttleton Road, 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, Wych House 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  
Mains electric, water, gas central heating & drainage.

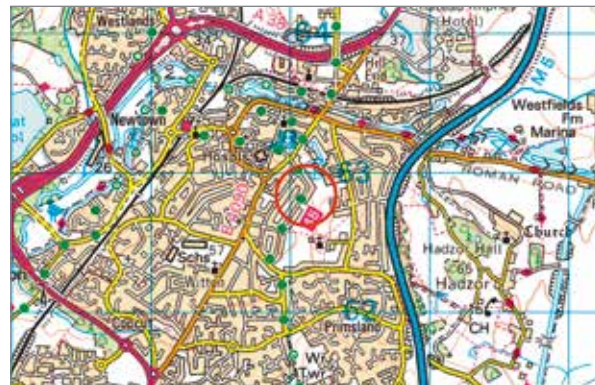
Tenure  
Freehold

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)

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

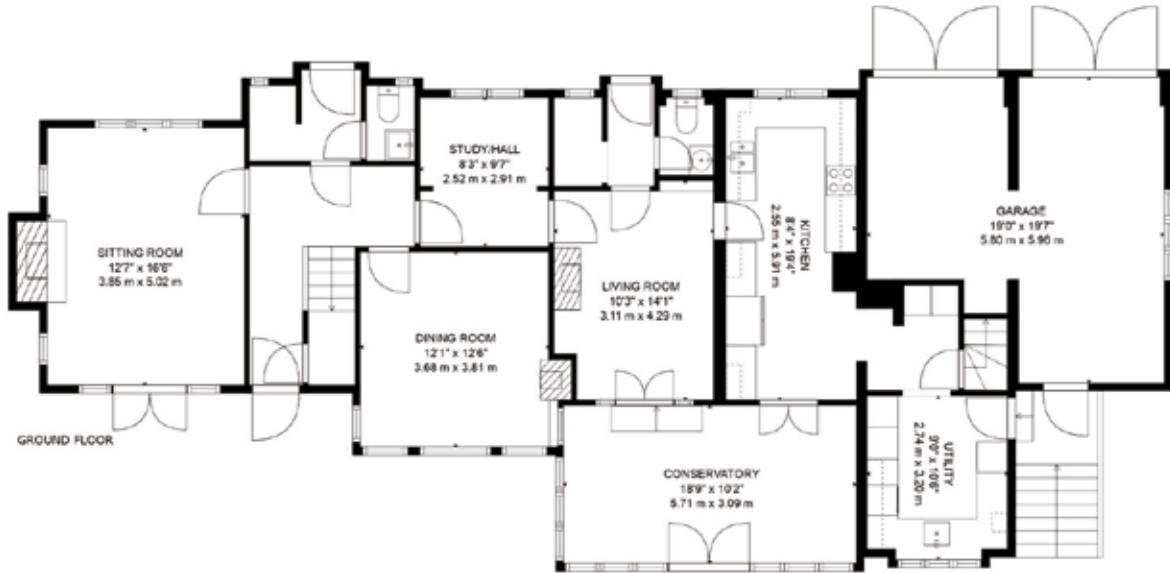


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GROSS INTERNAL AREA  
 GROUND FLOOR: 1202 sq. ft., 112 m<sup>2</sup>, FIRST FLOOR: 1171 sq. ft., 109 m<sup>2</sup>  
 EXCLUDED AREAS: , CONSERVATORY: 190 sq. ft., 18 m<sup>2</sup>  
 GARAGE: 309 sq. ft., 29 m<sup>2</sup>  
 TOTAL: 2373 sq. ft., 221 m<sup>2</sup>  
 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 26.04.2023





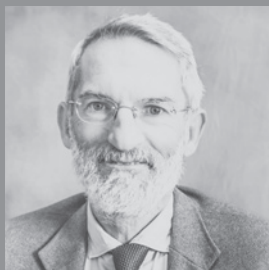






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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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