



Oak Tree Bungalow  
Ladywood | Droitwich | Worcestershire | WR9 0AL

FINE & COUNTRY

# OAK TREE BUNGALOW

---

Oak Tree Bungalow is an extensive modern property, circa 4,200 sq. ft, set within approximately 0.7 acres with uninterrupted views overlooking the Malvern Hills.



With spacious accommodation over two floors this stunning family home has an expansive open plan layout and versatile living spaces, including a separate cinema room. A double garage, converted previously as a separate dwelling, where the current owners originally resided. Viewing is essential to appreciate the wealth of space and the high specification of the fixtures and fittings including the kitchen which is truly breathtaking.

**Ground Floor:** The expansive hallway is approached through an oak door and has a vaulted ceiling and window and a stunning staircase with wrought iron detail. An attractive Porcelanosa tiled floor complements the hallway, kitchen and utility/boot room.

The extensive kitchen has been fitted with stunning units, granite worktops, glass splash backs, wood panelling and a Quooker hot/ cold and sparkling water tap. Siemens built-in appliances include a dishwasher, two ovens/microwave, an induction hob and extractor fan. There is space for an American fridge freezer and the current owners have designed and built a fabulous built-in banquette seating area with a breakfast bar which can seat ten and looks out onto the garden. Tri-folding doors make this space perfect for indoor and outdoor entertaining as they lead straight out onto the patio areas. .

A door leads from the kitchen and into a large utility area which has a range of useful cupboards and houses the boiler, mega flow system and has space for a washing machine and tumble dryer. A rear door leads from the utility room to the garden and is perfect as a dog room/boot room/laundry room. This room also houses the pressurised hot water cylinder and electrics.

Reception rooms on the ground floor include a large cinema room with bi-fold doors which give stunning views of the open fields. There is also a very spacious sitting room and the downstairs WC has a Versace theme, with underfloor heating.

The downstairs bedroom has built-in wardrobes and storage as well as an ensuite with digital showering system.







# Seller Insight



“ From the moment we laid eyes on this property, we saw not just a humble 1970s bungalow, but a canvas ripe for transformation. The panoramic views that stretched out before us captured our imagination, promising a serene backdrop to our project. It was a combination of location and potential that drew us in, igniting our passion for turning this space into our dream home.

Living here has been a revelation of tranquility and connection to nature. The open-plan design seamlessly integrates indoor and outdoor spaces, enveloping us in a sense of freedom and serenity. Away from the hustle and bustle of city life, the absence of road noise and the expansive views remind us daily of the beauty that surrounds us, while still offering the convenience of local amenities within reach.

Our favourite spots within the house include the kitchen, where culinary delights are crafted amidst the backdrop of stunning vistas, and the cinema room, where cosy movie nights unfold. Our bedroom, a sanctuary of comfort and relaxation, offers respite after a long day, with its tranquil ambiance and captivating views.

The standout feature of this home lies in its spaciousness and openness, both inside and out. The layout and design, meticulously planned by us from scratch, reflect our vision of modern living infused with warmth and comfort.

Throughout the day, natural light floods the interior, especially in the hall and main bedrooms adorned with bi-fold doors, creating a bright and inviting atmosphere. The outdoor spaces, including the al fresco patio area and low-maintenance garden, provide havens for relaxation and entertainment, with privacy and tranquility ensured.

Memories abound from the various events and gatherings we've hosted here, from milestone birthday parties to cosy cinema sleepovers with the children. Each moment etched in time, a testament to the warmth and hospitality of our home.

The sense of community in the neighbourhood is palpable, with neighbours becoming like family over the years. From Ladywood watch WhatsApp groups to biannual gatherings, camaraderie and friendship abound.

For future owners, we offer valuable advice: embrace the countryside and the joy of entertaining. This home has been a sanctuary of bliss and possibility for us, and we hope it brings the same joy and fulfilment to its next fortunate residents.\*

\* 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 further four bedrooms are located on the first floor and are all well-proportioned with stunning views from each room including 3 of which have bi-fold doors with Juliet glass balconies.

The main bedroom is luxuriously spacious, offering ample room for relaxation and indulgence and includes a walk-in wardrobe and ensuite which has been fitted with an attractive double vanity unit and a large walk-in digital showering system. There is a feature window which opens up to give the optimum views across the open countryside.

Bedroom two has wooden panelling and a range of fitted wardrobes and shares a Jack and Jill bathroom with bedroom four. The bathroom has a modern grey vanity unit with a steel sink, free standing bath and a separate shower. Bedroom three has a range of white gloss fitted furniture including a dressing table and also benefits from an ensuite shower room.













**Outside:** The property is approached through a long-gravelled driveway with ample parking for several vehicles and has a detached double garage which the current owners lived in whilst completing the building works. The garage, being 1,000 sqft, is brick built, two storey, air-conditioning/climate heating and has plumbing for a kitchen, and has a shower room already installed, if the new owners wished to convert back. It is perfect if you would like further accommodation for elderly relatives or guests.

Large, tiled patio areas have been installed, with a 'working well' which make the property a perfect spot for entertaining and al fresco dining and the gardens are mostly laid to lawn and have extensive views across the open countryside.









# LOCATION

---

Oak Tree Bungalow is located near to Droitwich Spa, 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 county town and cathedral city of Worcester, lying on the banks of the River Severn, provides for high street and boutique shopping, and is characterised by one of England’s great cathedrals, county cricket ground, premiership rugby club, racecourse and university.

The Worcestershire village of Ombersley, where The Duke of Wellington was a regular visitor to The Court, is nearby and is defined by its chocolate box street scene, Checketts delicatessen, gastro pubs, restaurant and cricket club.

The M5 motorway (accessed via J5 of the M5 at Wychbold or J6 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. The Worcestershire Parkway Railway Station, situated to the east of Worcester, off J7 of the M5, has increased the capacity to London as well as reducing 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, Oak Tree Bungalow 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, Utilities & Property Information

Utilities – Mains electricity & water. Private drainage via a septic tank. Air-conditioned central heating system. Underfloor heating in the main ensuite and downstairs WC. CCTV/security system. Solar panels - owned outright. Ultrafast fibre broadband. 4G mobile signal available.

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Ultrafast fibre broadband is available in the area we advise you to check with your provider.

Tenure  
Freehold

Local Authority  
Wychavon  
Council Tax Band F

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

Website  
For more information visit [www.fineandcountry.co.uk/droitwich-spa-estate-agents](http://www.fineandcountry.co.uk/droitwich-spa-estate-agents)

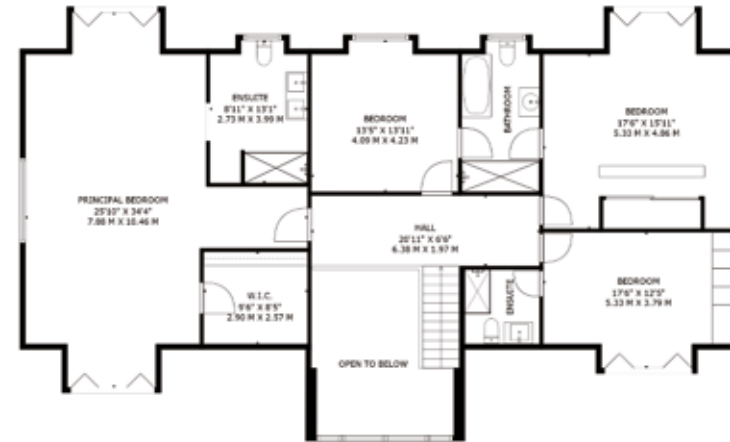
Opening Hours  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm



All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



FLOOR 2



FLOOR 1



GROSS INTERNAL AREA: 4,005 sq ft, 372 m2  
 GARAGE: 442 sq ft, 41 m2  
 ATTIC: 184 sq ft, 17 m2

**OVERALL TOTALS: 4.631 sq ft, 430 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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 26.04.2024







ALEXANDER EVANS  
PARTNER AGENT

Fine & Country Solihull  
07539 880801  
email: alexander.evans@fineandcountry.com



VANESSA BRADFORD

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07967 046051  
email: vanessa.bradford@fineandcountry.com

YOU CAN FOLLOW US ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

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.

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.

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

