



Lovington Villa
Lovington Lane | Lower Broadheath | Worcester | Worcestershire | WR2 6QQ

FINE & COUNTRY

LOVINGTON VILLA



This stunning detached property is located on a quiet lane in the sought-after village of Lower Broadheath which offers fabulous countryside views whilst still being close by to the centre of Worcester. This 6 bedroom family home has been extended by the present owners and benefits from a large kitchen diner, orangery and an office space which was once part of a self-contained annex so offers great flexibility. Approaching 6 acres of land, including stables and pastures which have planning permission for equestrian use.



KEY FEATURES

Ground Floor:

The property is entered via a storm porch into a spacious hallway with a beautiful fireplace and ornate coving, stairs giving access to the first floor and useful understairs storage.

The living room is of a substantial size with ornate coving a feature fireplace and fabulous French doors leading out onto the patio area. Internal glass French doors lead into the beautiful kitchen diner and with space for a sofa really is the hub of this family home. The kitchen has a range of wall and base units with black granite worktops and Belfast sink. There are two ovens, 6 ring hob, built in microwave and dish washer, wine fridge and an American style fridge freezer. Adjoining the kitchen is a utility. The kitchen flows through double doors into the orangery which offers a great space for entertaining and socialising with family and friends with fabulous views over the gardens.

A separate entrance door leads into the versatile space of this wonderful home which is currently being used as an office. However, with it's own kitchen, sitting room and shower room this could easily be reinstated as a self-contained one bedroom annex, perfect for multi-generational living.





SELLER INSIGHT

“ The present owners were thrilled to find Lovington Villa and explain that for them it's the perfect package of a spacious home, surrounded by beautiful countryside with paddocks for their horses and only a few miles from Worcester. It has given them the very best of town and country living for the last 10 years.

The house began life in 1900 and was later extended. The current owners have updated the property including replacing all the windows with Victorian style hardwood windows and adding an orangery.

The owners describe the house as “an absolute joy to live in.” The well proportioned kitchen, lounge and orangery have comprised the busy hub of the home, which is ideal for family living but also offers easy hospitality. They recall parties for up to 40 guests, who can wander freely in the house and garden, but who invariably all settle in the kitchen. It has been the setting for large dinner parties, and friends always say Lovington Villa is the favourite venue, for social events. It is a home that meets every need.

The owners' favourite room is the light flooded orangery where they enjoy the relaxed ambience, and charming garden views. It is where they read and generally unwind after a tiring day. It is a summer's evening pleasure to enjoy a glass of wine there when, with the doors wide open, the house and garden become one. It is also a room that extends the summer, as you can still savour the views on the coolest of days; whilst the log fire in the lounge makes a perfect winter refuge.

The garden is an oasis of calm and a charming mix of cottage garden, lawn, shrubbery and mature trees, from the garden paddocks slope gently down to the boundary stream and the rolling countryside beyond.

Situated on a quiet lane with no through traffic, but with community minded Lower Broadheath within walking distance, for the post office, school, community shop and two pubs, whilst vibrant Worcester is only 3 miles away.

The owners are moving closer to family and will sorely miss Lovington Villa. It has been a very special home and has given them a fantastic lifestyle. They take away many very happy memories.*

* 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.









KEY FEATURES

First Floor:

Stairs lead to the first floor where there are four bedrooms and a family bathroom with a whirlpool spa for relaxing. The main bedroom is of a substantial size and has an array of built-in wardrobes as well as triple windows giving lovely views across the gardens and countryside, a modern en-suite shower room and a terrace to relax and take in those wonderful countryside views. There are three further double bedrooms with two benefiting from built-in storage.









Second Floor:

On the second floor are two further double bedrooms, bathroom with separate shower cubicle and plenty of built-in storage.





Outside:

The property is accessed via double gates onto a substantial driveway with ample space for parking. Side gates lead onto the patio area which is a great spot for relaxing in the sun and taking in those stunning views. There is a large garage/workshop. With 4 stables and approaching 6 acres of land in total this is an equestrian lover's dream home.







LOCAL AREA

Lower Broadheath, the birthplace of Edward Elgar, lies 3 miles from the city of Worcester. The village itself has a popular primary school, village hall, church, post office, village store, common and pubs.

The county town and cathedral city of Worcester, lying on the banks of The River Severn, is characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

Malvern, the main focal point for the district, retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition to being an area of outstanding natural beauty, Malvern has a rare mix of boutique shops and cafes.

The M5 motorway accessed via J7, at South Worcester, provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 for onward travel to London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol.

The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.



INFORMATION

Services

Mains electricity and water.
Oil fired central heating.
Private drainage via a septic tank.
Underfloor heating to the orangery.

Additional Information

Please speak to the agent regarding recent planning applications in the local area.

Tenure

Freehold

Local Authority

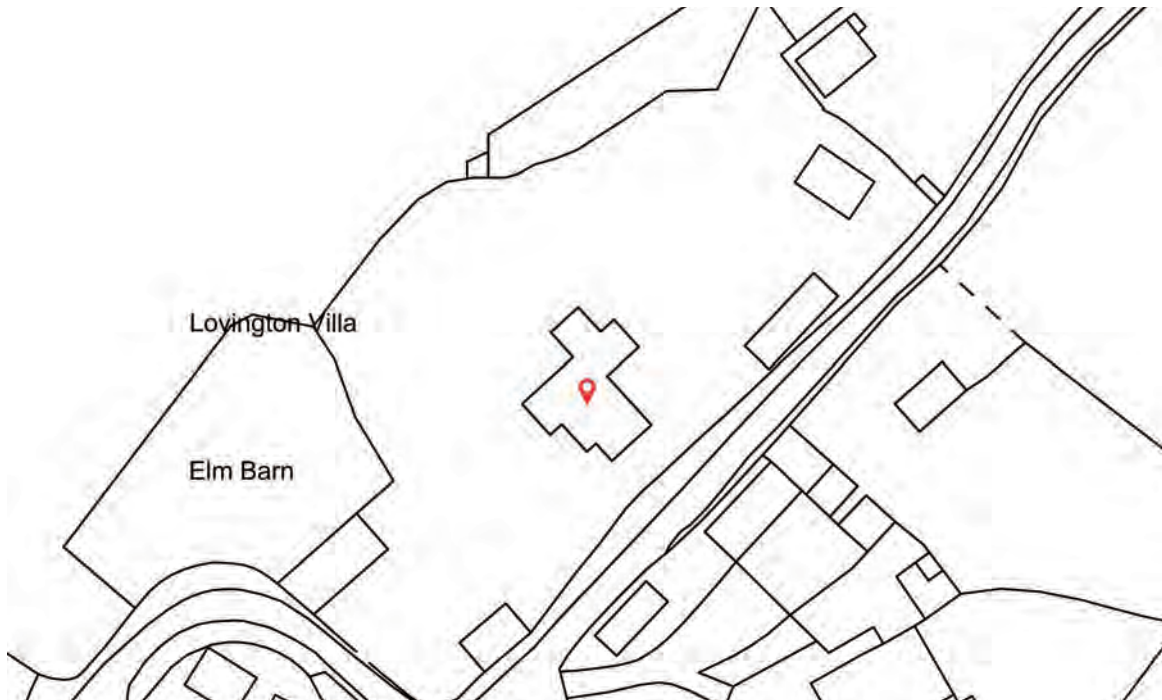
Malvern Hills Council
Council Tax Band G

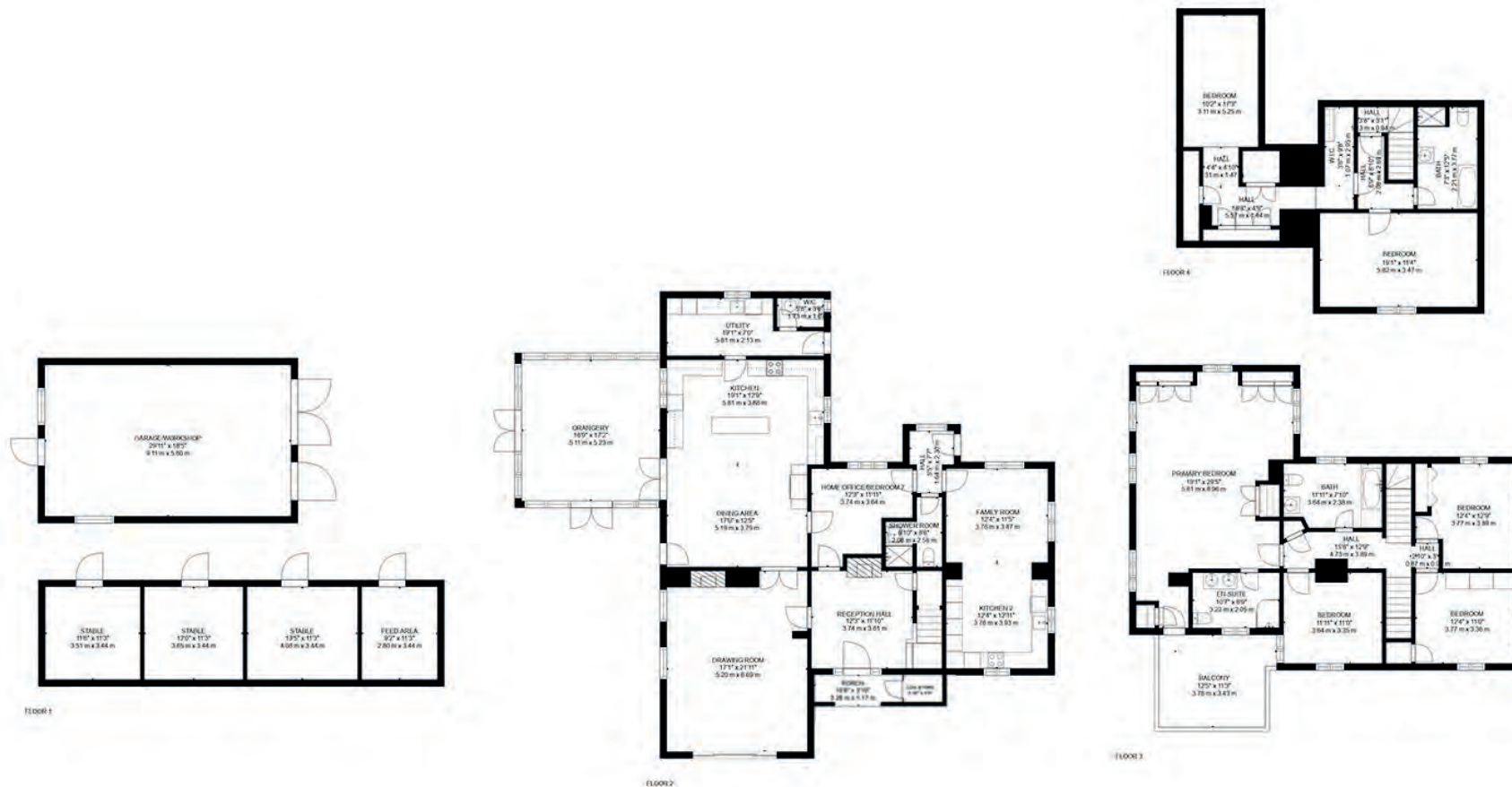
Viewing Arrangements

Strictly via the vendors sole agents Fine & Country, John Ray on 07309 690039.

Website

For more information visit <https://www.fineandcountry.com/uk/>





Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 1270 sq. ft.
 GLA FLOOR 2: 1892 sq. ft. excluded 402 sq. ft.
 GLA FLOOR 3: 1297 sq. ft. excluded 153 sq. ft.
 GLA FLOOR 4: 703 sq. ft. excluded 219 sq. ft.
 Total GLA 3992 sq. ft. total scanned area 6034 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 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 06.04.2023





FINE & COUNTRY

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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.

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.

*We value the little things
that make a home*



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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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