



The Hayloft
Church Farm | Church Lane | Oddingley | Droitwich | Worcestershire | WR9 7NE

FINE & COUNTRY

THE HAYLOFT

The Hayloft is a spacious barn conversion in the hamlet of Oddingley. This stunning four-bedroom family home has outstanding views of the open countryside and whilst it is set in a rural and peaceful location, it is a short drive to Droitwich Spa and the amenities the town has to offer. With a wealth of character features including beams and bespoke windows, the property boasts four double bedrooms, three bathrooms and three reception rooms as well as a double garage. The gardens of The Hayloft are exceptionally presented and have plenty of entertaining areas which enjoy the surrounding countryside.



Ground Floor: The Hayloft is approached through a barn style door and into a spacious entrance hallway which has attractive flagstone flooring. The reception rooms and kitchen are located off the hallway as well as a newly appointed downstairs WC which has a fitted vanity unit.

The handmade kitchen from Osbornes has a range of wall and floor units with complementing black granite worktops and a large island. Included in this area are a range of integrated appliances including a De Dietrich fridge/freezer, De Dietrich oven and induction hob, Miele coffee machine, dishwasher and drinks fridge. There is also a double Belfast sink which enjoys views over the open countryside. Next to the kitchen is a handy utility room which has matching units to the kitchen a further sink and space for a washer and dryer. A door leads to the integral double garage from the utility room.

A formal dining room has oak flooring and newly appointed panelling with bi-folding doors opening out onto the rear patio. The study has been fitted with a range of fitted furniture making it the perfect place to work from home. The spacious sitting room has a feature brick fireplace with an oak mantle and log burner and wooden patio doors lead out to the patio.





Seller Insight

“ From the moment we first laid eyes on this property, we were captivated by its charming exterior and the allure of its countryside surroundings. The kerb appeal of the house, nestled within a scenic lane yet conveniently close to both town amenities and motorway access, immediately caught our attention. Over the years, we've come to cherish many aspects of living here, but perhaps none more so than the ever-changing beauty of the garden throughout the seasons.

One of our favourite spots in the house is the landing, where panoramic views of the surrounding countryside offer a serene backdrop for reading and relaxation. The interior boasts standout features such as exposed beams in the bedrooms and ensembles, as well as a striking flagstone floor in the spacious hall. The layout and design of the interior spaces are both functional and inviting, with a cosy sitting room featuring a brick-built fireplace adding to the home's character.

To personalise the living spaces to our taste, we installed a kitchen island with a seating area, perfect for entertaining guests or enjoying family meals. This home has seamlessly supported our daily routines and lifestyle needs, from its proximity to grandchildren's school and sports activities to easy access to the motorway for holidays and work.

Outdoors, the garden has been a hub for entertaining, hosting memorable events like christenings and birthday parties with a gazebo and even a pig roast. Recent upgrades include renovated ensuite bathrooms and a downstairs cloakroom, adding modern convenience.

Reflecting our values of community and outdoor activity, the nearby neighbourhood boasts a strong sense of community, with neighbours maintaining the surroundings and local sports activities like rugby, cricket, and football providing opportunities for engagement. The location offers advantages such as proximity to schools, leisure facilities, and essential services, making it an ideal setting for family life.

For future owners looking to maximize their enjoyment of this home, we offer valuable advice based on our 13 years of cherished memories. The meticulously maintained house and garden offer ample space for family gatherings and quiet moments alike, with various seating areas to savour the idyllic countryside views. From the sociable kitchen area to the peaceful, private plot and surrounding fields with grazing cattle, this property truly embodies a blend of comfort, convenience, and natural beauty that has enriched our lives in countless ways.*

* 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 bedroom accommodation is all located on the first floor and is arranged with two of the bedrooms having ensuite facilities. The main bedroom has an attractive window, fitted wardrobes and a full ensuite with a separate bath, separate shower, WC and handy storage units.

Bedroom two has an ensuite shower room and a range of newly fitted wardrobes and a wonderful balcony which looks out across the open fields. Bedrooms two and three share a Jack and Jill ensuite and both rooms have a built-in storage cupboard. There is also a large airing cupboard on the landing.















Outside: The property is approached through wooden gates and into a large gravel driveway with parking for numerous vehicles. A double integral garage has double wooden doors. The beautiful gardens are all found to the front of the property and are mainly laid to lawn with patio areas which are perfect for entertaining and enjoying the stunning views. The garden is walled and has mature trees and shrubs and well-tended flower borders.





LOCATION

The Hayloft is situated in the rural village of Oddingley in close proximity to the market town of Droitwich Spa, and the cathedral city of Worcester. The M5 motorway is a short distance away giving easy commuting to Birmingham, Cheltenham, Gloucester and the rest of the country.

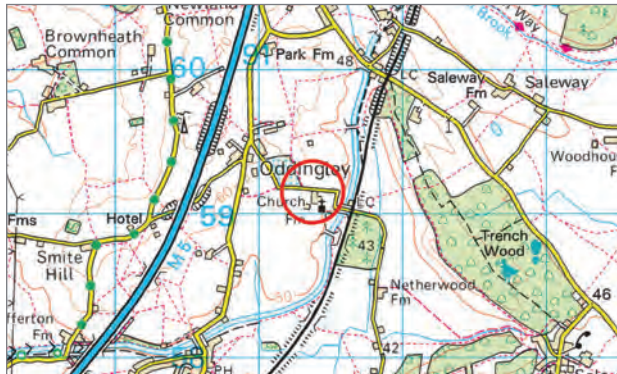
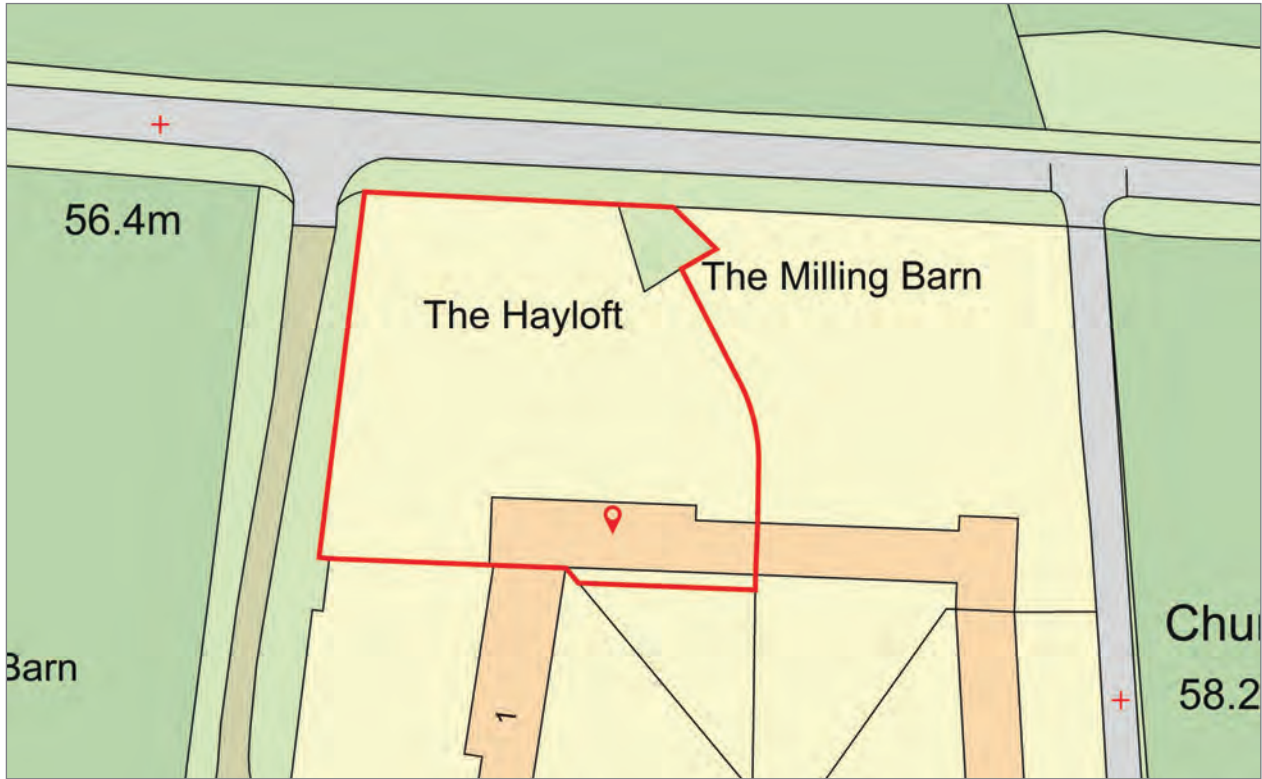
Droitwich Spa has all the amenities any family would require including supermarkets, schools, doctors surgeries, dentists, shops and a good selection of pubs and restaurants.

Train stations can be found at Droitwich, Bromsgrove and Worcester, including the Worcestershire Parkway Railway Station which has significantly improved train times to London Paddington, as well as offering links to Cheltenham and Bristol.

The cathedral city of Worcester is a hive of activity and provides excellent shopping, leisure and cultural needs. Worcester has premiership rugby at Sixways, county and international cricket and horse racing upon the banks of the River Severn.

Worcestershire is a county famed for fantastic schooling and the property is very well placed for a number of independent schools including the Kings School, RGS and The Grange School in Worcester, Bromsgrove School, Malvern College and Cheltenham Ladies, as well as Cheltenham College and Dean Close. However, more locally there are some excellent schools within the catchment of the property such as Tibberton and Crowle Church of England First Schools, both just a short drive away.





Services, Utilities & Property Information

Utilities - Mains electricity & water. Oil-fired central heating. Private drainage via a septic tank - shared with 4 other properties (cost of emptying approx. £100/annum).

Mobile Phone Coverage - 4G/5G mobile coverage available in the area - we advise you to check with your provider.

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

Tenure
Freehold

Local Authority
Wychavon
Council Tax Band G

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Hayloft

Approximate Gross Internal Area = 231.0 sq m / 2485 sq ft
(Excluding Garage)



This plan is for guidance only and must not be relied upon as a statement of fact.





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