



5 Middleton Orchard
Copcut Lane | Copcut | Droitwich | Worcestershire | WR9 7JB

FINE & COUNTRY

5 MIDDLETON ORCHARD

This immaculate, detached property occupies an outstanding position in Salwarpe, Droitwich Spa. Eloquently designed, this turn-key, new-build residency sits in an enviable position with easy access to Worcester, Droitwich, and a great mix of amenities locally. The generous room sizes, bright, welcoming feel, and generous plot size, make for an ideal family home.



Ground Floor: The ground floor accommodation is welcomed by a large, bright entry hall, that flows wonderfully into various rooms with great proportions. There is an open plan kitchen/family room with a central island and a host of integrated appliances to include a dishwasher, microwave, wine fridge, and an instant hot water tap. Within the family area there is a media wall, and tri-folding doors allowing the space to bring the outside in. The utility room tucks itself away in a practical spot with access externally.

The ground floor continues with a cosy yet spacious lounge benefiting from air conditioning, a real fuel log burner, and electric Horizon Pewter blinds – also found in the kitchen. There is a formal dining room ideal for entertaining guests, cloakroom with WC, and the entire ground floor benefits from underfloor heating.

- Kitchen / family room
- Living room
- Dining room
- Hall
- Cloakroom with WC
- Garage













First Floor: As you walk up the stairs to the first floor, you are greeted with a spacious galleried landing with sitting area, enjoying views of the countryside to the front, and a wonderful glimpse of the Malvern Hills. Immediately to the right you will find the main bedroom, a prestigious suite with fitted wardrobes and a contemporary ensuite shower room.

There are four further double bedrooms all with fitted wardrobes, except for one, two of which include ensuite shower rooms, and two sharing the well-equipped family bathroom with bath and shower, furnished to an exact specification.

- Main bedroom with ensuite
- Bedroom 2 with ensuite
- Bedroom 3 with ensuite
- Bedroom 4
- Bedroom 5
- Family bathroom













Outside: Externally the plot is in a perfect position, with lawn and patio to the rear - ideal for alfresco dining, and to the front a large six car driveway. Access to the garage can be gained from the front or internally and benefits from an electric door.







LOCATION

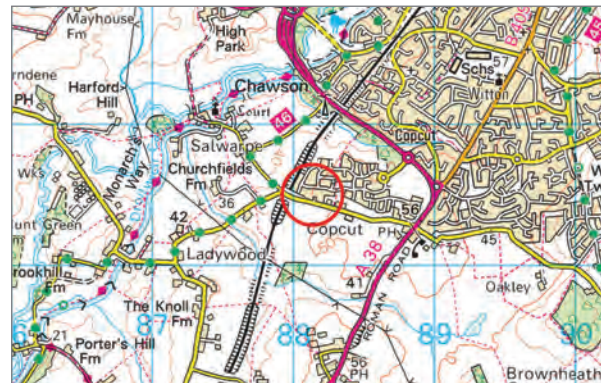
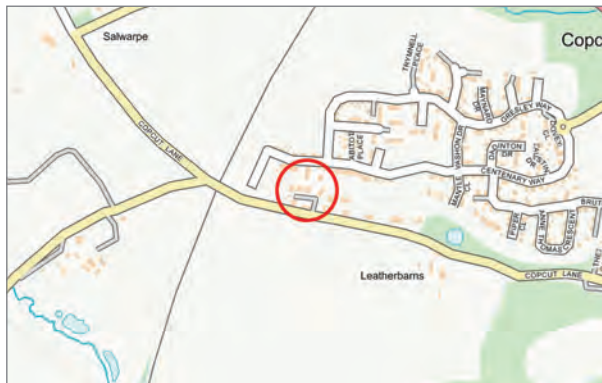
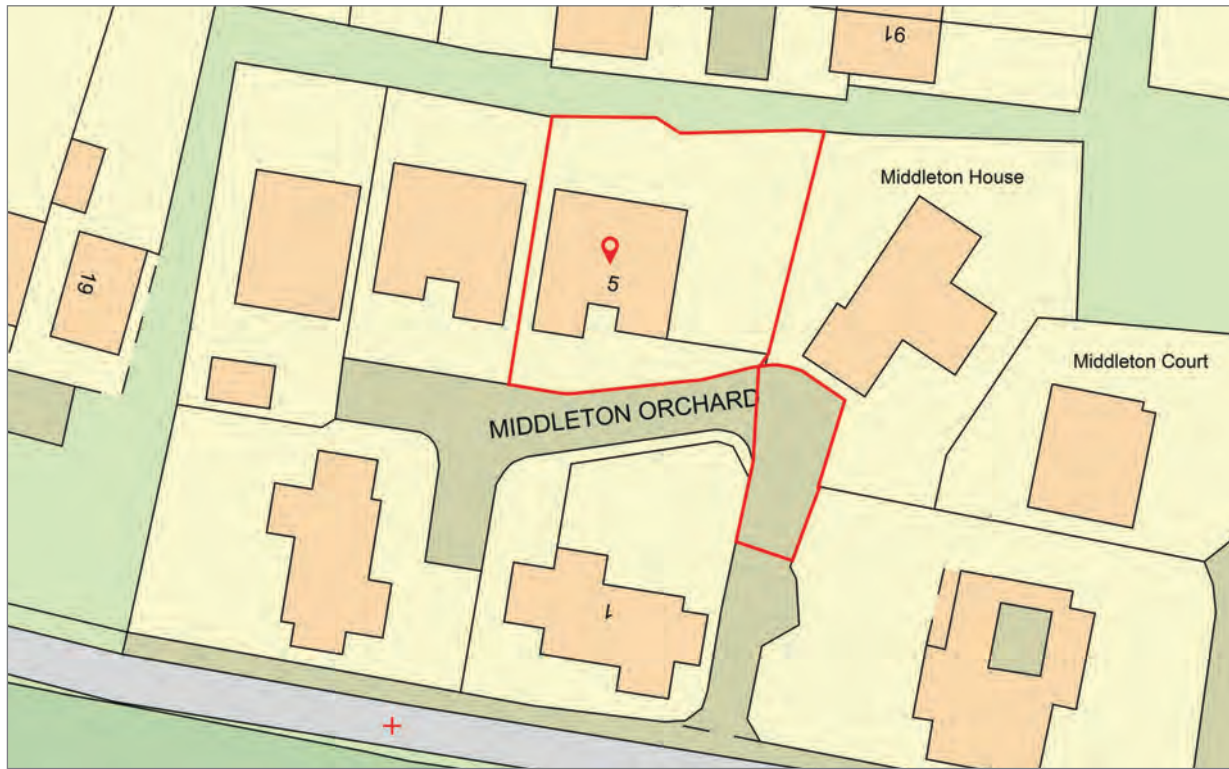
5 Middleton Orchard sits in a convenient position being only a short distance from Droitwich town centre, yet in a semi-rural location with stunning views towards the rolling countryside at the front. There is easy access to both the motorway network and Worcester city, which provides extensive day-to-day shopping facilities, education and restaurants.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, provides high street shopping and is characterised by one of England's great cathedrals, its racecourse, county cricket ground and university. Pershore, with its Georgian appeal, is also a good shopping centre and has a community-active theatre, library and excellent market.

The Worcester Parkway Railway Station, (just over 8 miles) to the south of Worcester reduces journey times for commuters and has ample parking which increases the capacity for London commuters. The current owner says, "London Paddington is reachable in a little over two hours". This has a significant impact on Worcestershire's accessibility to the capital and other regional locations. Droitwich Spa station is also a little over two miles away.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, notably King's prep school and senior school, allowing parents to select the right environment for their children's needs. An outstanding first school is local. A coach service from the village of Inkberrow transports children to the Royal Grammar School and King's School in Worcester. Bromsgrove School and Malvern College are also within easy reach.





Services, Utilities & Property Information

Utilities: Mains electricity & water. Central heating - heat source pump.
Private drainage via a septic tank.

Broadband: Ultrafast broadband available in the area – please check with your supplier.

Mobile Coverage: 4G/5G available in the area – please check with your supplier.

Property information: CCTV/security system (Pyrnix).

New home warranty.

There are covenants on the property – please speak with the agent for further information.

Tenure

Freehold

Local Authority

Wychavon District Council

Council Tax Band G

Viewing Arrangements

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

Contact Bert Rogers on 07734 955460.

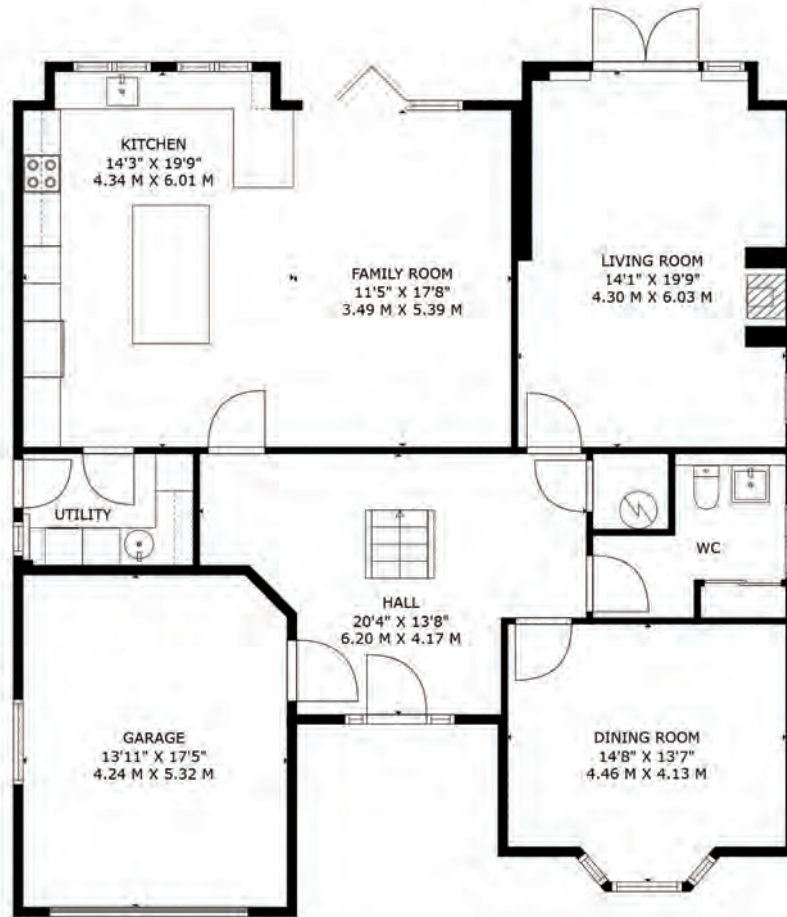
Website

For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

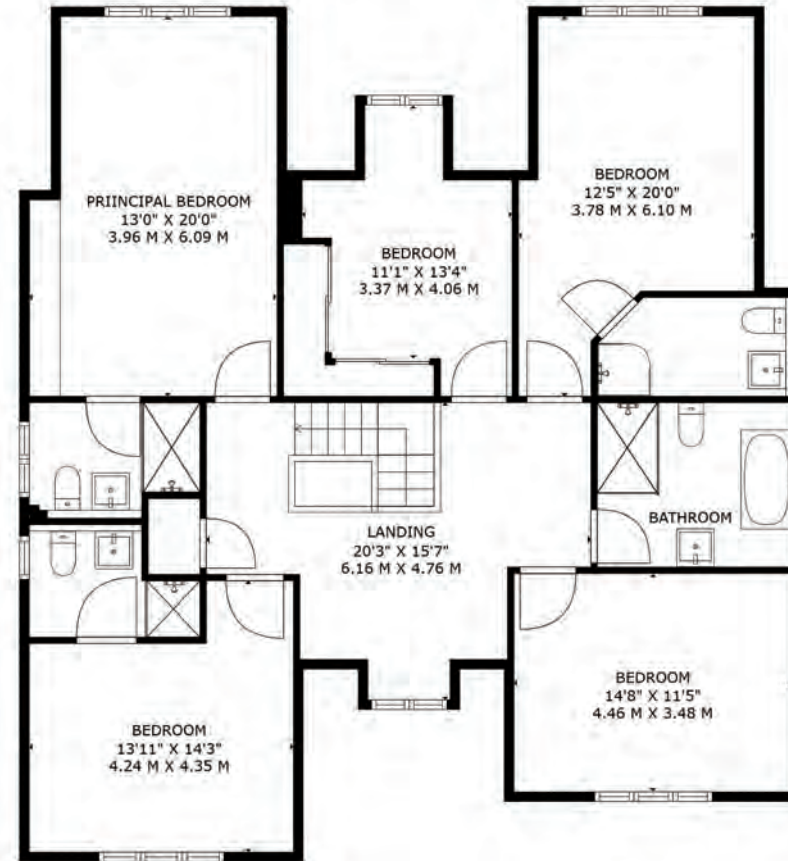
Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 2766 sq ft, 257 m2
 GARAGE TOTAL: 240 sq ft, 22 m2

OVERALL TOTALS: 3006 sq ft, 279 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 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 15.05.2024







BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT 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
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