



Duckswich House
Yewleigh Lane | Upton-Upon-Severn | Worcestershire | WR8 1QW

FINE & COUNTRY

DUCKSWICH HOUSE

Welcome to Duckswich House, a magnificent country estate offering an expansive seven bedroom main residence and an array of outbuildings, all set within beautifully landscaped grounds spanning approximately 16.5 acres. With breathtaking views of the Malvern Hills, this property also includes a separate six-bedroom chalet bungalow set on an additional 2.3 acres with private access. This enchanting estate presents a rare opportunity to own a personal sanctuary, situated just minutes from the charming riverside town of Upton-Upon-Severn, yet nestled in lush, diverse grounds. The centre piece of this stunning estate is Duckswich House, a substantial 8,400 sq. ft. residence built in 2003.



Accommodation Summary

Walking through the imposing front entrance of Duckswich House takes you into the grand entrance hallway boasting a seven metre high ceiling and a wide, elegantly detailed staircase. There is a guest cloakroom and WC conveniently located off this space. To the right is the study with a stately stone fireplace and a full-height bay window offering a view to the front of the property. The expansive drawing room boasts dual aspect windows, including a fabulous view to the rear garden, and another beautiful stone fireplace. To the left is the formal dining room; a magnificent space for entertaining. The inviting sitting room has two sets of double glazed doors leading into the rear garden; blending indoor comfort with outdoor beauty. The heart of home, the spacious kitchen/ breakfast room, accessed from the entrance hallway, impresses with a large kitchen island, a quadruple Aga and charming wooden cabinets. Double doors lead into the light-filled orangery, creating a perfect space for relaxation. A separate laundry room, utility room and WC provide practical convenience with access to the integrated triple garage via the laundry room.

The first floor is configured of seven spacious bedroom suites. The main suite is the principal of luxury, offering views to both the front and the rear of the property, a vast dressing room and two ensuite shower rooms. Discover the comfort and elegance at Duckswich House.











Seller Insight



“ Our parents were immediately drawn to this home because of its exceptional location, particularly the breathtaking views of the Malvern Hills. These vistas provided a stunning backdrop that perfectly complemented the peaceful, scenic environment.

Living in this home has always felt like being enveloped in a warm, beautiful embrace. It is a peaceful haven where the stunning views offer a constant source of joy and tranquility. The serene environment makes it a perfect retreat for our family.

The orangery holds a special place in our hearts. It is a bright, inviting space where we have enjoyed many quiet mornings and lively afternoons. The room's natural light and comforting ambiance make it an ideal spot for relaxation and family gatherings.



The dining room stands out as a particularly unique and inviting feature of the house. Its grandeur and elegance make it perfect for intimate family gatherings and large celebrations alike. This room has witnessed countless memorable dinners and celebrations, making it a cornerstone of our family life.

The house's design and layout hold a special significance as it was thoughtfully designed and built by our parents. This personal touch infuses the home with a sense of family history and warmth, making it a truly special place. The careful design ensures a harmonious flow between spaces, providing both communal areas and private retreats.

The garden has been a wonderful venue for community events and family celebrations. We've hosted memorable hog roasts for the local community and celebrated significant birthdays and anniversaries in this delightful outdoor space. The garden's inviting layout makes it perfect for gatherings and provides a serene escape for quieter moments.



The sense of community here is strong and vibrant. Our neighbours are friendly and kind, and our parents enjoyed regular social events together at each other's homes. This close-knit community has been an integral part of our family's life, providing support and camaraderie.

The location offers excellent accessibility, with motorways nearby connecting to various parts of the country. There are several excellent schools within a 25-mile radius, making it an ideal place for families. Cultural and recreational activities are abundant, with musical events in Upton-upon-Severn during the spring and summer, and theatre's in Malvern, Cheltenham, and Birmingham. The NEC is also within easy reach, offering a wide range of events and exhibitions.

This home, with its stunning views, warm ambiance, and thoughtful design, has been a cherished part of our family's life. It is a place of comfort, beauty, and countless happy memories, offering a wonderful lifestyle for its future owners.*

* 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 of seven spacious bedroom suites. The main suite is the principal of luxury, offering views to both the front and the rear of the property, a vast dressing room and two ensuite shower rooms. Discover the comfort and elegance at Duckswich House.



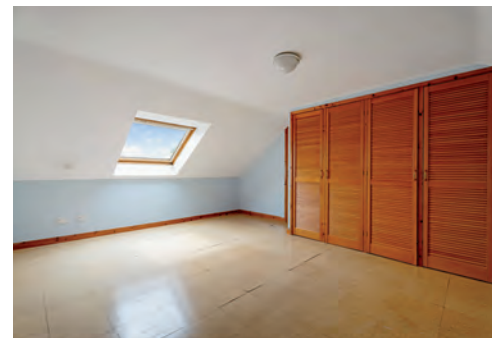








Chalet Bungalow Adjacent to the main grounds, a separate detached six-bedroom chalet bungalow is set within 2.3 acres







Outside: A substantial terrace at the rear of the property is perfect for entertaining, with steps leading down to the lawn, featuring a millstone ornament. A picturesque path, inspired by Prince Charles' path at Highgrove, winds through the garden to the two lakes, providing opportunities for idyllic waterside and woodland strolls. The property includes a variety of outbuildings, such as several sizeable glasshouses, a gardener's office with WC, garden stores, a fruit cage, a two-story barn, and storerooms/workshops with eight bays. Solar panels service the outbuildings, adding an eco-friendly aspect to the estate. There is also a separate gated access to the rear gardens.





LOCATION

Duckswich House is located on the fringes of the Worcestershire town of Upton-Upon-Seven, just south of Worcester, giving a great transport infrastructure and easy access to all local amenities. Upton-Upon-Seven is a thriving town with an array of boutique shops, restaurants, public houses and a variety of events each year such as the Jazz, Folk, Blues and Sunshine Festival.

The county town and cathedral city of Worcester, lying on the banks of the River Severn (12 miles), provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The Worcestershire Parkway Railway Station is situated to the east of Worcester, off junction 7 of the M5, and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

Cheltenham (19 miles / circa 30 minute drive) is a vibrant town renowned for its spa heritage, cultural events, and diverse range of amenities. The town's worldclass spas, renowned festivals like the Literature Festival, and thriving arts scene attract visitors from all over. Cheltenham also boasts upscale shopping districts, a variety of dining options, prestigious educational institutions like the university of Gloucestershire, and nearby outdoor attractions such as the Cotswold Hills.

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 Birmingham International Airport (46 miles) and the M40. London (122 miles) is best accessed by the M5 south which also provides for commuting to Cheltenham (19 miles), Gloucester and Bristol.

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, The Kings Schools and Royal Grammar School at Worcester, The King Edwards Schools in Birmingham and the Alcester Grammar School at Alcester in Warwickshire. The renowned Hartbury sports college in Gloucestershire is only 13 miles away.





Utilities: Mains electricity, water & drainage. Gas-fired central heating & wet underfloor heating. Solar panels service the outbuildings.

Services: CCTV/security system. Standard broadband available – please check with your local provider. 4G/5G mobile coverage available – please check with your local provider.

Construction: Standard

Parking: Triple garage and off-road parking for circa 30 vehicles.

Property Information: Restrictive covenants on the title deeds (ask the agents for more information).

Tenure
Freehold

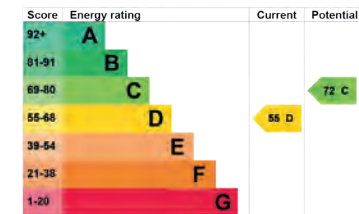
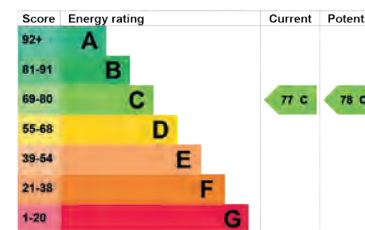
Local Authority
Malvern Hills
Council Tax Band H (Duckswich House) Band G (Chalet Bungalow)

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

Website
For more information visit www.fineandcountry.com

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

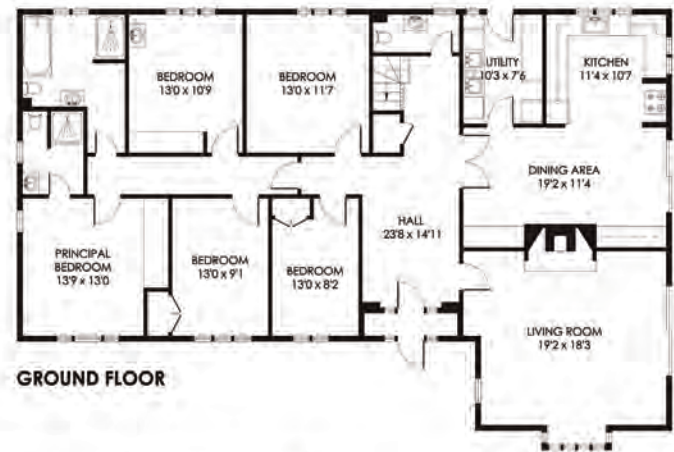
Annexe



DUCKSWICH HOUSE



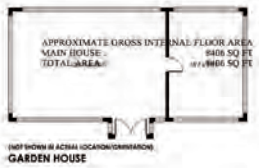
FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE: 2434 SQ FT
 TOTAL AREA: 2434 SQ FT



GARDEN HOUSE



GARDEN HOUSE



GARDEN HOUSE



GARDEN HOUSE



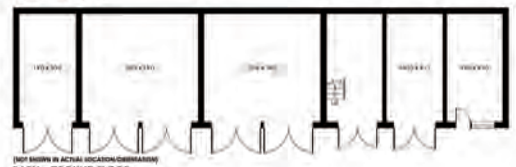
GARDENERS HUT



OUTBUILDINGS



BARN - FIRST FLOOR



BARN - GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE: 4932 SQ FT
 TOTAL AREA: 4932 SQ FT



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. 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. Printed 12.07.2024







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