



The Ridings
Woodbury Park | Norton | Worcester | Worcestershire | WR5 2QU

FINE & COUNTRY

THE RIDINGS

This immaculate, detached, property occupies an outstanding position within Norton, Worcestershire. Thoughtfully designed and well-kept over the years, the residency sits proudly within the sought after Woodbury Park only minutes from Worcestershire Parkway station. The includes generous room sizes and a double garage, various lawns and office, making The Ridings an ideal family home without compromise. Located within good proximity of local schools, transport links, and shops - all amenities are at your fingertips allowing you to live close to the beating heart of Worcester.



Ground Floor: The ground floor opens with a bright and inviting hall leading to a sitting room, kitchen/dining room, snug, and downstairs WC. The sitting room is an ideal large space to reside in, spanning the entire depth of the property with bi-folding doors opening into the rear garden. Taking centre stage within the property is the kitchen/living/dining room, a perfect family space for cooking and entertaining guests. It is a spacious room equipped with a fully fitted kitchen and island, skylights overhead, and an ample sized utility/boot room adjacent. A snug with a bay window concludes the downstairs accommodation, which would make for a quiet and secluded home office space.

- Kitchen/living/dining room
- Sitting room
- Snug/home office
- Entry hall with WC
- Utility room









Seller Insight

“ We were initially drawn to The Ridings for the ample space it offered, which perfectly accommodated our growing family. Additionally, it is located in an excellent school catchment area, which was a significant factor for us.

Our favourite aspect of living here is the large lounge area that opens up to the garden through bi-fold doors. The kitchen, being the hub of the house, is another beloved spot, providing a central space for family activities and gatherings.

Despite its large size, the house feels cosy, especially in the winter months when the wood burner is lit. This blend of spaciousness and cosiness is a unique and inviting feature of the home. The house also has a great flow. About four years ago, we removed the wall dividing the kitchen and dining room to create one large, open area, enhancing the home's functionality and social atmosphere.

The Ridings has been a great support for our daily routines and lifestyle. I run my own upholstery business from home, and the house provides the space needed to work while still being involved in family life. The proximity to the motorway is a convenience for my husband's commute, and Worcester Parkway allows us to reach London directly within two hours.

The garden is a private sanctuary and a sun trap on the patio, providing an ideal space for relaxation and outdoor activities. Over the years, we've hosted numerous birthday parties and BBQs, creating many memorable experiences with family and friends.

The neighbourhood is friendly and sociable, with a good mix of young families and older generations. We've enjoyed informal gatherings with our neighbours, fostering a sense of community.

The house's location offers several advantages, including easy access to the M5 and Worcester Parkway. We are in an excellent school catchment area, with Norton Juxta Kempsey Primary School being outstanding and feeding into Pershore High School. Children are conveniently collected by coach from the end of the drive, eliminating the need for a school run. Norton also boasts a local cricket club, a village hall, and playing fields, enhancing the community feel.

This home offers a lovely family-friendly environment with plenty of space and the added benefit of being in a semi-rural location. Embrace the tranquility and make the most of the beautiful surroundings and friendly community.*

* 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: Ascending the staircase, you are greeted by an expansive gallery landing leading to four double bedrooms and a family bathroom. The main bedroom suite being particularly impressive with dual aspect, fitted wardrobes, and an ensuite bathroom. Further fitted wardrobes can be found in bedrooms two and three.

- Main bedroom with ensuite bathroom
 - Bedroom two
 - Bedroom three
 - Bedroom four
 - Family bathroom
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Outside: The southerly facing garden catches the sun throughout the day, and the wraparound lawns to the side and frontage take advantage of this, making an ideal spot for alfresco dining or breakfast on a bright summer's morning. Double garaging adds to the pretty frontage of this home, as well as mature trees and foliage on the front lawns, and there is private parking for four vehicles.

Positioned in an exclusive development of only a handful of properties, and surrounded by the rolling Worcestershire countryside and fields, this home is found in an enviable position.









LOCATION AND HISTORY

The Ridings is situated in Woodbury Park within the village of Norton in the Wychavon district of Worcestershire. The village has a public house, a church and is located minutes away from the Worcestershire Parkway railway station and 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.

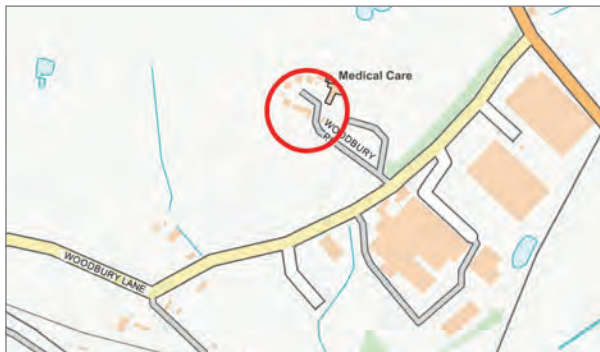
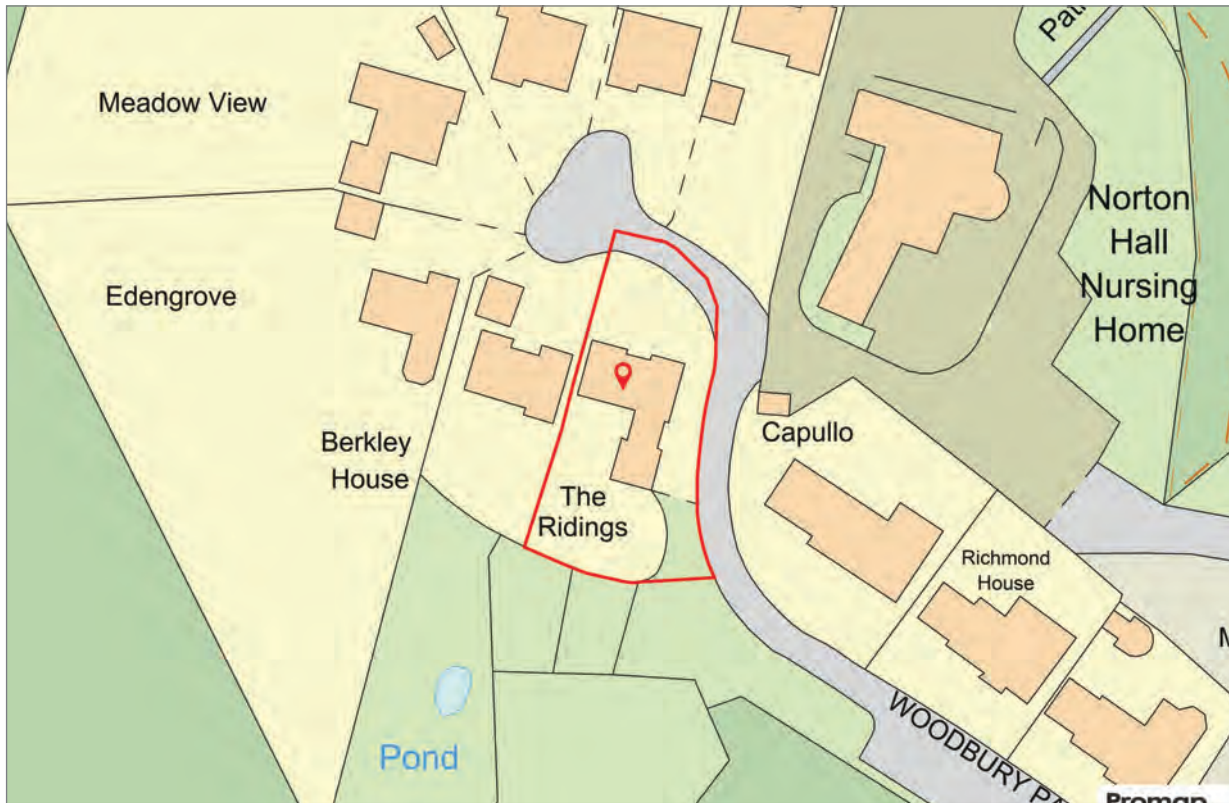
The county town and cathedral city of Worcester, lying on the banks of the river Severn, is some 4.5 miles north west providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 motorway (accessed via junction 7 at south Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport (38 miles) and the M40. London (134 miles) is best accessed by the M5 south which also provides for commuting to Cheltenham (24 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, and both The Kings Schools and Royal Grammar School at Worcester, encompassing Kings Hawford and The Grange junior schools.

For days out and recreation, The Ridings is well placed for access to Stratford-upon-Avon, Cheltenham, north Cotswolds and Broadway, the Wye Valley and mid Wales.





Utilities, Services and Property Information

Utilities: Mains electricity and water. Private drainage via a shared sewage treatment plant - shared with 9 other properties. Gas-fired central heating.

Services: Fibre broadband (FTTC/ADSL2+) and 4G/5G mobile coverage – please check with your local provider.

Construction: Standard (brick and tile).

Parking: Double garage & driveway parking for 4+ vehicles.

Property Information: Contribution to a shared driveway.

Tenure
Freehold

Local Authority
Wychavon
Council Tax Band G

Viewing Arrangements

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

Contact Bert Rogers on 07734955460

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Ridings, Norton

Approximate Gross Internal Area = 200.1 sq m / 2154 sq ft
 Double Garage = 31.4 sq m / 338 sq ft
 Total = 231.5 sq m / 2492 sq ft



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



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 31.07.2024







BERT ROGERS

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07734 955 460
email: bert.rogers@fineandcountry.com

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

