



Hadley Cross House  
Haye Lane | Ombersley | Droitwich | Worcestershire | WR9 0EJ

FINE & COUNTRY

# HADLEY CROSS HOUSE

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Hadley Cross House is a beautifully renovated and extended, detached country home set in a generous plot occupying a favoured Worcestershire countryside location on the outskirts of Ombersley, strategically well placed for the local transport infrastructure and local amenities. This exquisite property boasts a 40 ft x 20 ft open plan kitchen/living/dining room with two sets of bi-folding doors leading onto an entertaining patio featuring an outdoor BBQ kitchen.



### Accommodation Summary

**Ground Floor:** Walking through the front door of Hadley Cross House takes you into a spacious entrance hallway with a large picture window showing the living area. There is a large open plan kitchen/living/dining room featuring a large island with a breakfast bar, two sets of bi-folding doors leading onto the patio, two glazed vaulted windows in the ceiling and underfloor heating. This space is 40 ft x 20 ft and provides a fantastic entertaining and family area. The large utility room is situated to the front end of the property, as is the gym with bi-folding doors leading onto the private driveway. Flowing off the kitchen space is a bar, office featuring a log burner and a snug with glazed doors leading onto the rear patio.







SIEMENS



# Seller Insight

“ Situated in a sought-after semirural location, just under a mile from the pretty Worcestershire village of Ombersley is Hadley Cross House, a beautiful five-bedroom detached family home that boasts a large, mature garden as well as glorious countryside views.

The current owners bought the property almost eight years ago and they say that as well as the potential to further enhance the house itself, it was the gorgeous setting that was one of the main selling points. It sits within almost an acre of lovely gardens and grounds, which are in turn surrounded by open farmland, so the owners have been able to enjoy utter peace and privacy. However, with Ombersley being just a fifteen-minute walk away and the well-served town of Droitwich being a little under ten minutes away by car, it's also a place where they've never felt isolated.

The house was in superb condition when the current owners purchased it, however it was a little dated and they were keen to make it more conducive to both modern living and entertaining, so before moving in they decided to embark upon a huge project of renovation and refurbishment. They added a mammoth 1,000 sq ft extension at the back of the house, which created not only a huge open-plan kitchen, dining and living space, but also a much bigger and much more luxurious master suite upstairs. The rest of the house was beautifully redecorated and outside they added an exceptionally large patio area, complete with deluxe outdoor kitchen.

This exceptional home also boasts a very large and very beautiful garden, which is a lovely place to sit out and relax in, and an amazing natural playground for children. Beyond the vast patio area are rolling lawns that stretch down to a pretty pond and a small wooded area, and the whole space is edged with mature hedging and trees, creating not only a wonderful sense of privacy, but also a really stunning outlook.

The huge open-plan kitchen is said to be the real hub of the home; a great place for both day-to-day family life and entertaining. The owners particularly love the fact that when the bi-folding doors are pushed back, the patio and garden beyond become a wonderful extension of their living space.

The owners say that they have loved the fact that the location of the house feels very remote, yet they are close enough to be able to stroll down to the pretty village, which has a good selection of shops as well as a couple of cosy pubs.

The owners redesigned the house with entertaining in mind so it now boasts not only the fabulous open-plan kitchen, dining and living area, the large patio and outdoor kitchen, but also a bar area, which has played host to many parties and celebrations with family and friends.

The owners say that they will miss absolutely everything about this quite exceptional family home.\*

\* 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 can be accessed by two staircases and is configured of five bedrooms, including one single bedroom, and a family bathroom. The main bedroom has triple aspect windows, fitted wardrobes and an ensuite bathroom with a free-standing bath.













**Outside:** Hadley Cross House is approached along a country lane and through private electric gates leading to ample parking to the front. There is a newly constructed seating area with a pond, water feature and contemporary narrow slatted fence panels; creating a tranquil retreat at the front of the property. There is a large detached double garage (capable of holding 3 vehicles), located to the rear of the property and a generous lawned garden with a pond. Directly off the kitchen is a spacious patio featuring an outdoor BBQ kitchen creating an excellent entertaining space.





# LOCATION

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Hadley Cross House is circa 1 mile from the heart of the Worcestershire village of Ombersley and is strategically situated 6 miles from J6 on the M5 motorway giving easy access to both the north and south.

Ombersley is one of the most sought after and charming villages in Worcestershire. The first known reference to the village was the granting of a Charter to Abbot Egwin, later Saint Egwin, of Evesham Abbey in 706 AD. Ombersley was part of a Royal Forest until 1229. The forest gives the village its name. The village of Ombersley boasts a whole host of amenities including butchers shop, delicatessen, primary school, doctor's surgery, parish church and post office together with many public houses and restaurants

Droitwich Spa (4.1 miles) is a historic town within the Wychavon district of Northern Worcestershire, on the banks of the River Salwarpe. The River Salwarpe takes its name for the Anglo Saxon 'sal' meaning salt and 'weorp' meaning to churn up, describing the salt brines which the river flows across. Droitwich shopping is mainly focused on the traditional town centre around Victoria Square, leading to the St Andrew's Square shopping centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops. Farmers' markets are also held regularly in Victoria Square.

The county town and cathedral city of Worcester (6.8 miles), lying on the banks of the River Severn, provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground, premiership rugby club and university.

The M5 motorway provides for ready access to Birmingham (26 miles) and the surrounding industrial and commercial areas, as well as Birmingham International Airport (32 miles) and the M40. London (129 miles) is best accessed by the M40, via the M5/ M42. The M5 South also provides for commuting to Cheltenham and its racecourse (32miles), Gloucester and Bristol (69 miles). Worcestershire Parkway Railway Station, situated to the east of Worcester, off J7 of the M5, 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.

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 closer by at Worcester.

For days out and recreation, Hadley Cross House is well placed for ready access to the North Cotswolds and Broadway (27 miles), as well as Stratford-upon-Avon (26miles), Great Malvern (15 miles) and the Malvern Hills, Hereford (32 miles), Ludlow (28 miles) and the west coast of Wales, at Aberdovey, is 99 miles.





### Services, Utilities & Property Information

Mains electricity and water. Private drainage via a septic tank. Oil-fired central heating.

Services: Superfast broadband (FTTC) and 4G mobile coverage available in the area – please check with your local provider.

Construction: Standard.

Parking: Garage parking for 4 vehicles and driveway parking for 4+ vehicles.

Property Information: There is a small strip of land at the rear of the garden which is owned by a conservation area. The current vendors rent this off the conservation trust.

Prior notification approved for larger home extension. A single-story extension at the rear of property (circa 10m x 8m). The current owners have designed the space as a bar, games room and golf stimulator. Wychavon District Council - W/23/02282/GPDE.

Tenure  
Freehold

Local Authority  
Wychavon District Council  
Council Tax Band G

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

Website  
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

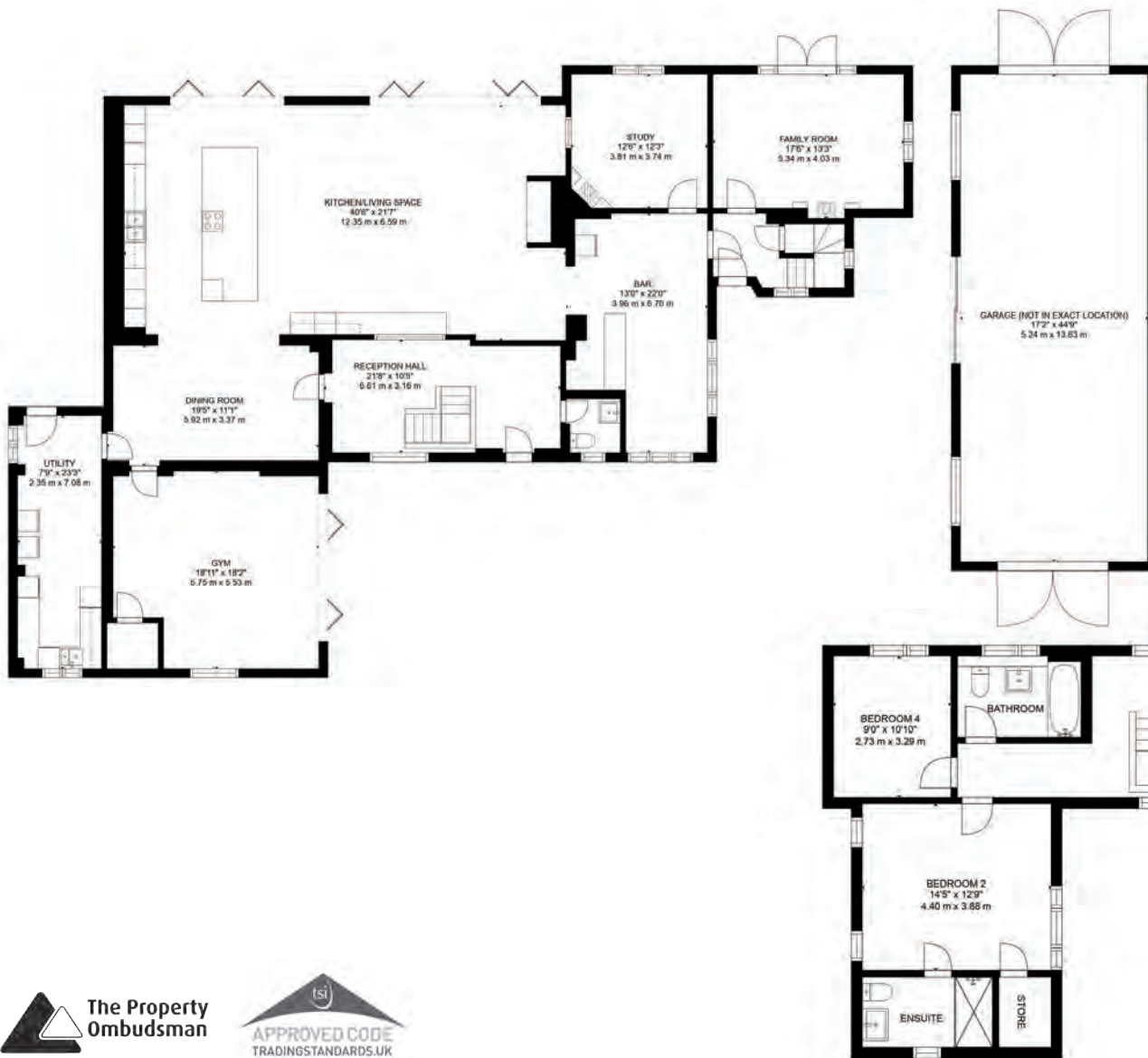
Opening Hours  
Monday to Friday 9.00 am – 5.30 pm  
Saturday 9.00 am – 1.00 pm



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VAT Reg No: 178445472 Head Office Address:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D	63   d	
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA  
 GROUND FLOOR: 3432 sq. ft, 319 m<sup>2</sup>, FIRST FLOOR: 1416 sq. ft, 132 m<sup>2</sup>  
 TOTAL: 4848 sq. ft, 450 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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 02.09.2024







HALINA DAY

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07920 857 582  
email: halina.day@fineandcountry.com



CATHERINE NEILSON

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07729 801 143  
catherine.neilson@fineandcountry.com

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

