



Mud Lane Cottage  
Hanbury Road | Bromsgrove | Worcestershire | B60 4BY



# MUD LANE COTTAGE

---

Nestled in the highly desirable area of Hanbury, Mud Lane Cottage offers the perfect blend of serene rural charm and convenient urban access. Ideally situated just a short commute from Droitwich, Redditch and Birmingham, this cottage provides an exceptional opportunity for families seeking the tranquillity of countryside living without sacrificing proximity to city amenities.





## Accommodation Summary

### Ground Floor

Upon entering Mud Lane Cottage, you are welcomed by a spacious entrance hall with a convenient boot room to the side. The ground floor offers two versatile reception rooms, perfect for a home office or additional lounge space, along with a generously sized dining room ideal for entertaining. The expansive lounge is the heart of the home, featuring a charming inglenook fireplace with a closed log burner as the focal point and oak flooring. A stylish WC with vanity and a practical laundry room add further convenience.

The spacious kitchen offers ample space for a Rangemaster, has double butler sinks, a dishwasher, and generous preparation areas, with enough room to accommodate a family-sized breakfast table.

Throughout the ground floor, you will enjoy stunning views of the surrounding countryside, complemented by the exposed wooden beams, which add character and warmth to this beautiful home.

### First Floor

Mud Lane Cottage offers four generously sized bedrooms, designed with both style and comfort in mind. Two of the bedrooms feature luxurious ensembles - one with a stunning clawfoot bath, floor-to-ceiling tiling, a vanity sink, and WC, while the other boasts a spacious walk-in shower, vanity sink, and WC. Both of these bedrooms also include custom-fitted wardrobes and cupboard storage for added convenience. Bedroom three offers a grand space with endless possibilities for customisation, while bedroom four is a spacious double bedroom with built-in wardrobe storage.

In addition to the four spacious bedrooms, the first floor includes two storage cupboards and an airing cupboard for added practicality. The large family bathroom features a bath, WC, and vanity, offering ample space for family use. While fully functional, the bathroom presents an excellent opportunity for refurbishment, allowing you to modernise and personalise it to your taste.























# Seller Insight

“Nestled in the picturesque countryside of Hanbury, this beautifully restored and thoughtfully enhanced home offers an idyllic lifestyle blending tranquility, charm, and modern convenience. Originally purchased for its vast potential, this property has undergone an extensive transformation over the years, carefully preserving its character while delivering a functional and elegant living space. The result is a serene sanctuary that has provided the current owners with solace, joy, and a space for cherished family gatherings. From hosting large Christmas celebrations to a wedding at the local Hanbury Church, this home has been a place of unforgettable memories.

One of the home's most captivating qualities is its calming atmosphere. The property exudes a unique sense of peace and tranquility, a sentiment echoed by visitors and treasured by the family during life's busiest and most challenging moments. Surrounded by breathtaking views of rolling countryside and fields graced by horses, the home allows you to reconnect with nature. Whether you're enjoying the serene bird song in the garden on a summer evening or walking along the many nearby public footpaths, life here feels delightfully removed from the pressures of the modern world.

The house itself has been masterfully remodelled to create a functional and family-friendly layout. A significant transformation began in 2009 with the addition of a spacious family kitchen at the rear of the property, becoming the true heart of the home. This impressive space, perfect for entertaining, flows seamlessly into the rest of the house. Above it, a fourth bedroom and the property's first ensuite were added, while the heating and boiler systems were upgraded to modern standards. Over the following years, sympathetic enhancements continued: a reclaimed brick apex porch now graces the home's frontage, a larger boot room and WC with laundry facilities were added, and thoughtful design adjustments have restored the home's original cottage charm.

The outdoor spaces are equally enchanting. The expansive back garden is a haven for both children and pets, offering a secure and peaceful space to play and relax. It's an ideal setting for alfresco dining on warm summer days, where the only interruptions come from the soft sounds of nature. Beyond the garden lies a recreation ground with a well-maintained children's play area, cricket pitch, and football field, making this location ideal for families and outdoor enthusiasts alike. With its proximity to Hanbury Hall and the Jinny Ring, along with countless countryside walks, there is no shortage of ways to enjoy the fresh air and natural beauty.

Hanbury itself is a welcoming and vibrant community, offering a perfect balance of village life and connectivity. Residents enjoy the friendly atmosphere, bolstered by a village WhatsApp group and the quarterly Hanbury Herald magazine. The local pub with its popular restaurant serves as a social hub, while the surrounding areas of Bromsgrove, Droitwich, and Redditch provide access to excellent schools, gyms, healthcare, and retail amenities. Bromsgrove's renowned private school and proximity to major motorways and train stations further underscore the convenience of this prime location.

This home offers the perfect blend of high-quality indoor and outdoor living. The cosy inglenook fireplace with a log burner invites you to unwind on chilly winter evenings, while the bright, spacious interiors are ideal for family living and entertaining year-round. Wildlife enthusiasts will appreciate the abundance of nature surrounding the property, and horse lovers will delight in the neighbouring fields where horses often wander close by.

Offering a truly exceptional lifestyle, this charming property stands as a testament to meticulous care, thoughtful design, and a deep appreciation for its stunning surroundings. For those seeking a calm retreat with easy access to modern amenities, this home is the perfect haven - a place where life slows down, and cherished memories are made.\*

\* 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.



























## Outside

Approached via a long private driveway, Mud Lane Cottage welcomes you with a charming front entrance. The property includes a detached double garage, offering ample parking and storage. Above the garage is a versatile room with separate access, which can be utilised as ancillary accommodation, a home office, or a workshop, providing additional flexibility to suit your lifestyle needs.

---











# LOCATION

---

Mud Lane Cottage offers a unique rural location, surrounded by open countryside and yet a short drive to Droitwich and Bromsgrove. For those who commute, there is an excellent motorway network via the M5 and M42 - which links to the M40, the principal route to London from the West Midlands. Rail services to Birmingham and Worcester operate from the nearby Aston Fields station. Aston Fields is a buzzing area with a number of restaurants and shops and the favourable Queens Head pub is only a short drive away beside the canal.

Bromsgrove itself offers a diverse range of leisure and sporting facilities, including a David Lloyd gym and Bromsgrove Rugby Club. Supermarkets such as Waitrose are located in the town as well as a number of other retail outlets. The popular Bromsgrove School is located a short distance from the property, as well as a number of good state schools.

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

The M5 motorway (accessed via J4 of the M5 at Lydiate Ash, Junction 1 of the M42 at Lickey End or Junction 5 at Wychbold), provides for ready access to the north and south west, west Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the north east. Road travel to London is best via the M40 or M6/M1, both accessible from the M42. The Worcestershire Parkway Railway Station (14 miles) is situated to the east of Worcester, off Junction 7 of the M5, and provides an increased capacity to London, as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. There is also an excellent station in Bromsgrove with direct access to Birmingham New Street.









### Services, Utilities & Property Information

**Utilities:** Mains electricity and water. Mains gas central heating. Private drainage via a septic tank.

**Services:** Solar panels installed in 2023 (owned outright) with battery storage in the garage, which the owner could sell back to the grid. Superfast broadband (FTTC) and 4G mobile coverage available in the area – please contact your local provider.

**Parking:** Garage and driveway parking for multiple vehicles.

**Construction:** Timber framed with tile roof.

**Property Information:** Rights granted by Deed on affected land with Western Power Distribution. Restrictive covenants – please check with the agents for further details.

### Tenure

Freehold

### Directions

**Postcode:** B60 4BY

**what3words:** ///bloodshot.executive.pies

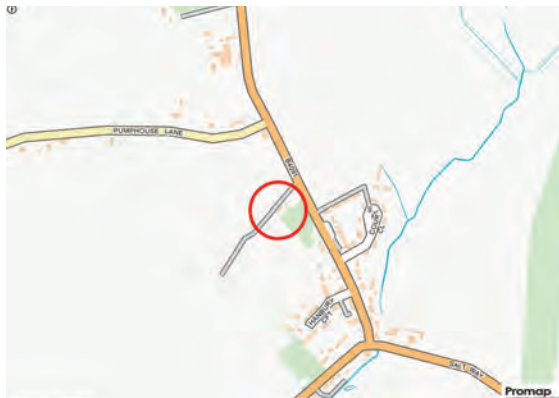
### Local Authority

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](http://www.fineandcountry.co.uk/droitwich-spa-estate-agents)

### Opening Hours

Monday to Friday - 9.00am - 5.30pm

Saturday - 9.00am - 1.00pm



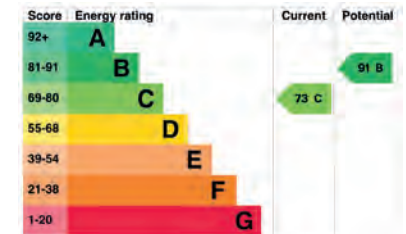
**Ground Floor**  
Approx. 167.6 sq. metres (1803.9 sq. feet)



**First Floor**  
Approx. 165.9 sq. metres (1785.7 sq. feet)



Total area: approx. 333.5 sq. metres (3589.6 sq. feet)



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 05.02.2025











VANESSA BRADFORD

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07967 046051  
email: [vanessa.bradford@fineandcountry.com](mailto:vanessa.bradford@fineandcountry.com)



PENELOPE HARRIS

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07720 888 232  
email: [penelope.harris@fineandcountry.com](mailto:penelope.harris@fineandcountry.com)

YOU CAN FOLLOW US 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

