



Orchard House
Church Lane | Whittington | Worcester | Worcestershire | WR5 2RQ

ORCHARD HOUSE

This four-bedroom, detached, family home embraces contemporary living, offering generously sized, functional rooms that can be easily adapted to suit your lifestyle. Finished to a high standard and ready to move into, the house feels incredibly spacious, allowing a natural flow throughout and accommodating busy lives with ease. The village location provides superb access to transport links, with major roads connecting to airports and train stations. The city of Worcester is conveniently nearby, offering excellent schools and amenities.



Ground Floor

The impressive ground floor of this property boasts expansive living spaces, ideal for both entertaining and family life. The welcoming entrance hall features stylish Amtico flooring and recessed lighting, leading to a spacious living room, sitting room leading to a versatile family room, a stylish office, and a modern fitted kitchen with high-end Bosch appliances and granite worktops. Additional conveniences include a utility room, downstairs cloakroom, and custom in-built storage. The open-plan design and the array of bi-folding doors ensure a bright and airy atmosphere throughout, making this home a perfect blend of comfort and contemporary style.

First Floor

The first floor of this property offers spacious and stylish accommodation, featuring a galleried landing with recessed lighting and custom in-built wardrobes. The impressive master bedroom enjoys views over the large garden and includes a contemporary ensuite with a walk-in rainforest shower. Three further well-proportioned bedrooms provide ample space, with two overlooking the rear garden and one offering scenic front-facing views. A sleek, modern family bathroom completes the floor, featuring a deep panelled bath with rainforest shower, elegant tiling, and high-end fittings. Bright and airy throughout, this level perfectly balances comfort and sophistication.













Seller Insight

“ This home immediately stood out due to its desirable village location, offering a great sense of community with a welcoming pub, a village hall, and a charming church. While it enjoys a peaceful, rural feel, it remains conveniently close to town, as well as key transport links, including rail and motorway networks. The property's flexible living spaces and seamless indoor-outdoor connection make it an exceptional choice for those looking for both comfort and convenience. Plus, the potential for further development, with active planning for a second-storey extension, adds even more appeal.

One of the best aspects of this home is its versatility. It has a fantastic open-plan living area that is ideal for hosting gatherings. From family get-togethers to celebrations, the space effortlessly accommodates large groups - having seated around 50 people for a christening. The rear upstairs bedrooms provide stunning views over local land, enhancing the rural charm. Large windows and bi-fold doors allow plenty of natural light, creating a bright and airy atmosphere throughout the home. A dedicated playroom is another highlight - an inviting space where children love to spend time with friends.

The home boasts modern updates and thoughtful customisations, including bespoke storage solutions such as under-stairs compartments and built-in wardrobes in all bedrooms. The double-aspect bi-fold doors open directly onto the patio and garden, creating a seamless transition between indoor and outdoor living. The generous garden offers an excellent space for entertaining that is perfect for BBQs, summer gatherings and family fun, while remaining easily visible from the house, making it perfect for families with young children.

The village has a fantastic sense of community, where neighbours genuinely look out for one another. From long-time residents to new families, there's a friendly and supportive atmosphere, with social events hosted at the local village hall - where the current owners are reigning quiz champions!

Conveniently located within walking distance of local pubs and countryside trails, it also provides easy access to a Waitrose supermarket for quick shopping trips. Commuters will appreciate the direct road links to Oxford, Birmingham, Cheltenham and Bristol, while school runs are made easy, with Kings Hawford just a 10-minute drive away and a well-regarded state school within the village.

This home is designed for those who love space, light, and social living. Whether it's opening the bi-fold doors to enjoy the seamless connection between indoor and outdoor spaces or hosting memorable gatherings with family and friends, this house is perfect for creating a warm and welcoming environment. Be prepared to entertain often - this is a home that was made for sharing!*

* 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

The property is accessed via a spacious gravel driveway, providing ample parking and gated side access. To the rear, a large porcelain-tiled patio offers the perfect space for outdoor entertaining, with an additional area ideal for barbecues. A pathway leads around the side of the property, while the beautifully maintained lawned garden extends beyond, featuring mature trees, shrubs, and bushes, creating a peaceful and private outdoor retreat.







LOCATION

Whittington is a charming village in Worcestershire, offering a perfect blend of rural tranquility and convenient access to nearby amenities. Located just 8 minutes from Worcester city centre, Whittington benefits from excellent transport links, including access to the M5 motorway, making it ideal for commuters. The village retains a traditional feel with its historic church, local pub, and scenic countryside surroundings. Residents enjoy a friendly community atmosphere while being just a short drive from Worcester's shops, restaurants, and schools. Whittington provides an appealing balance of village charm and modern convenience.

The cathedral city of Worcester (11 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, county cricket ground, racecourse and university. The M5 motorway provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/M42. The M5 south also provides for commuting to Cheltenham and its racecourse, Gloucester and Bristol.

The Worcestershire Parkway railway station situated to the east of Worcester, off junction 7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has already had 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 School and Royal Grammar School closer by at Worcester





Utilities, Services and Property Information

Utilities: Mains electricity and water. Oil-fired central heating. Private drainage via a septic tank. Services: Ultrafast broadband and 4G and some 5G mobile coverage – please check with your local provider. CCTV/security system in operation.

Parking: Driveway parking for 4+ vehicles.

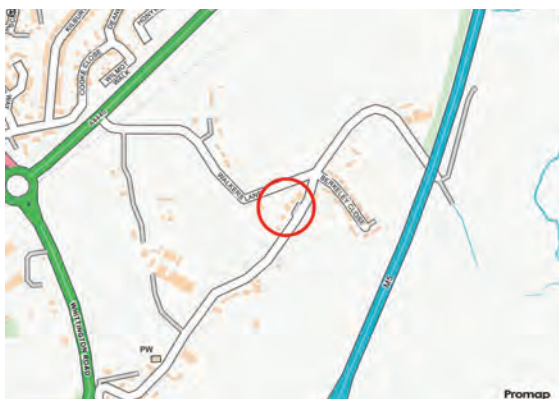
Construction: Standard.

Property Information: Two neighbouring properties have Right of Access across Orchard House to their property. Notice received in relation to Potential EV charging infrastructure development near the entrance to the village.

Tenure
Freehold

Local Authority
Wychavon

Council Tax Band G



Viewing Arrangements

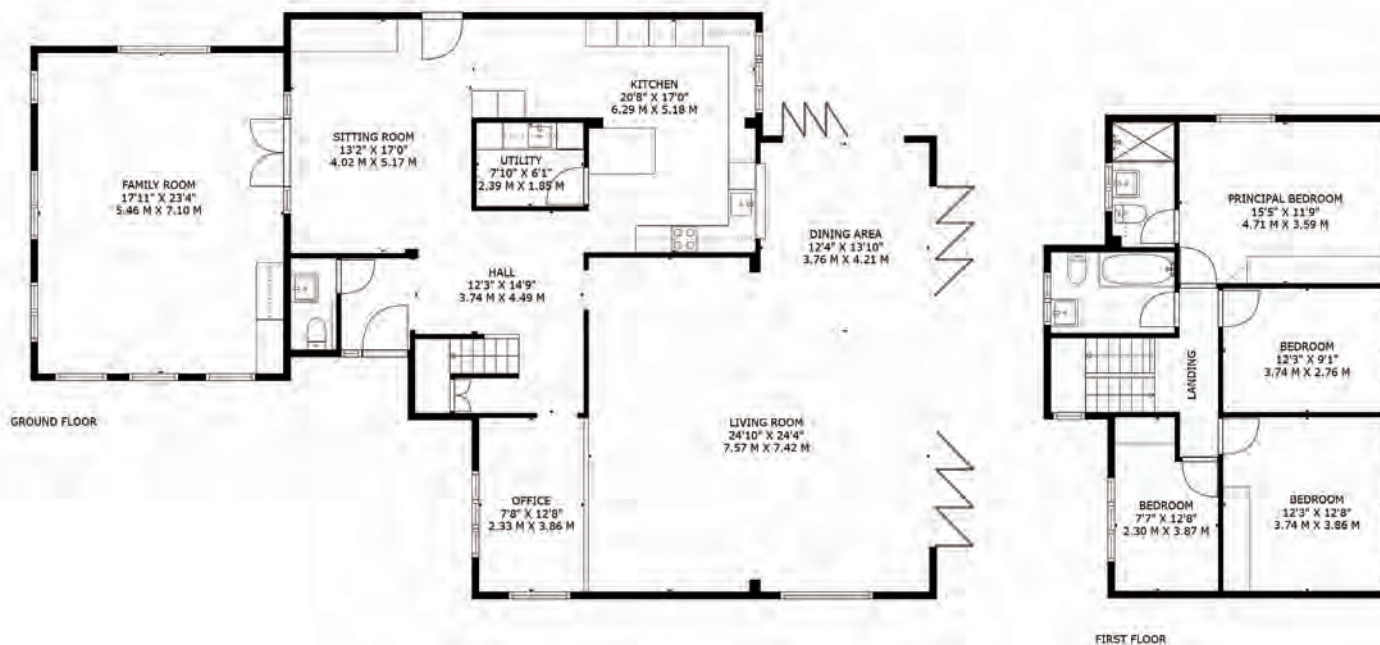
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am – 1.00 pm



TOTAL: 2780 sq. ft, 258 m2
BELOW GROUND: 2034 sq. ft, 189 m2, FIRST FLOOR: 746 sq. ft, 69 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 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. 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 24.02.2025







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