



289 Droitwich Road
Claines | Worcestershire | WR3 7SW

FINE & COUNTRY

289 DROITWICH ROAD

289 Droitwich Road is a substantial detached property, on a private, set back plot in a desirable residential area of Claines, within easy reach of Worcester city centre. The accommodation includes five/six bedrooms, with two featuring ensuite shower rooms. The property boasts three spacious reception rooms and two additional bathrooms and a large hall with stylish, feature staircase. Further benefits include a double garage and a utility room.



Accommodation Summary

Ground Floor: The ground floor features a spacious and versatile layout designed for modern family living. The entrance hall is anchored by a striking feature staircase that serves as a stylish focal point, setting the tone for the rest of the home.

At its heart is a large open-plan kitchen, dining, and living area, perfectly suited for both daily life and entertaining. A charming bay window floods the space with natural light, while elegant arch detailing defines the different zones, creating a seamless yet stylish flow. The well-appointed kitchen offers ample storage and granite worktop space, with a separate utility room to the rear providing additional storage and direct access to the rear of the property.

Off the hall, there is a cosy snug that could serve as a home office, gym, or additional reception room, enhanced by a bay window that brings in plenty of natural light. A convenient downstairs guest WC and shower room provides added practicality for busy family life.

Two storerooms/cloakrooms offer excellent storage solutions. Up a set of three steps, the impressive main lounge provides a generous and inviting living space. A central fireplace with an open fire creates a cosy atmosphere, while large windows to both the front and rear offer views and natural light.













Seller Insight

“Nestled in the desirable and peaceful area of Claines, this impressive family home offers spacious living, elegant features, and incredible potential. From the first moment, it's clear that this is a place where comfort meets opportunity, and where both indoor and outdoor spaces have been designed to be enjoyed.

The initial draw was the large open-plan living areas and the expansive private gardens, all set within the sought-after Claines location. This home instantly gave a sense of space, light, and tranquillity. The dining room, which along with the front of the house, is beautifully illuminated by morning sunlight, is a favourite. It offers a peaceful start to the day, paired with a lovely view of the well-maintained front garden.

A standout feature is the striking spiral staircase, which adds character and charm. The spacious lounge, which comfortably accommodates a grand piano, is another highlight, and with four bathrooms, the house is perfectly suited to busy family life.

The lounge is a newer extension, cleverly elevated by three steps, giving it a slightly raised and picturesque view of the garden. This smart design touch enhances the space, adding dimension and elegance. With such a generous footprint, the house is primed for further development or modern design transformations.

This home has hosted many large family gatherings. With a double garage and three additional parking spaces in the back garden, accommodating guests is effortless. The spacious interiors and multiple rooms allow for entertaining on a grand scale, with extended dining tables fitting in comfortably.

The gardens are a true gem—completely private yet filled with sunlight. The front garden in particular is shielded by mature hedges, offering a peaceful and secluded space while still feeling open and airy.

The location of this home couldn't be more convenient. With the International/RGS hockey astro just across the road, weekend sports are easily accessible. The local supermarket, garden centre (a perfect spot for catching up with friends), golf courses, and multiple football pitches are all nearby, creating a balanced lifestyle with everything you need close to home. For families, the proximity to highly regarded schools such as King's Hawford, King's St Alban's, and RGS (with junior schools also nearby) makes this a perfect choice.

The neighbourhood is both friendly and respectful. Elderly residents at the back enjoy peaceful walks to the local garden centre or golf course, while the immediate neighbours are kind, friendly, and private—creating a serene, community-focused atmosphere.

This home is brimming with potential. With its generous space, the opportunity exists to reimagine the interiors into a modern, stylish haven. The double garage could be transformed into a self-contained annexe, while the loft space presents potential for further living areas. A conservatory could also be added to enhance the connection between indoor and outdoor living.*

* 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 offers five spacious double bedrooms, with a sixth bedroom currently used as a dressing room/study. All bedrooms are generously proportioned and benefit from a range of fitted wardrobes, providing excellent storage options. Two of the bedrooms feature ensuite shower rooms. The remaining bedrooms are served by a well-appointed family bathroom. Ample eaves provide additional storage, and a large loft space further enhances the storage capacity and offers potential for further development if desired.















Outside: The property is set back from the road, with a spacious front garden laid to lawn and bordered by mature hedges for privacy. A gated entrance leads to a path that guides you to the front entrance porch, creating a welcoming approach. To the rear of the property is a double garage, providing secure parking and additional storage space. A smaller private garden area to the rear offers a quiet retreat, with direct access to the property through the utility room. The property's private plot offers a peaceful setting, combining the convenience of a prime Claines location with the tranquillity of a set-back position.



LOCATION



289 Droitwich Road is perfectly positioned in the sought-after area of Claines, a desirable residential suburb to the north of Worcester. The property enjoys a peaceful yet highly convenient setting, providing easy access to local amenities and excellent transport links. Claines is a charming village with a rich history and a strong sense of community. The picturesque Claines church, dating back to the 10th century, remains a focal point of the village. The area is also known for its welcoming pubs, including The Mug House, one of the few pubs located on consecrated ground. Nearby Ombersley offers further options for dining and socialising, with establishments such as Checketts, The King's Arms, The Crown and Sandy's, and The Venture Inn all providing excellent food and a relaxed atmosphere.

For sports and fitness enthusiasts, the nearby International Hockey Centre is a key feature of the area, located within very close proximity to the property. It offers top-class facilities for both professional and amateur players and regularly hosts local and national events, contributing to the vibrant sporting culture of the region. Several golf courses are also nearby, including Worcester Golf and Country Club and Gaudet Luce Golf Club, both of which provide excellent facilities and beautiful courses.

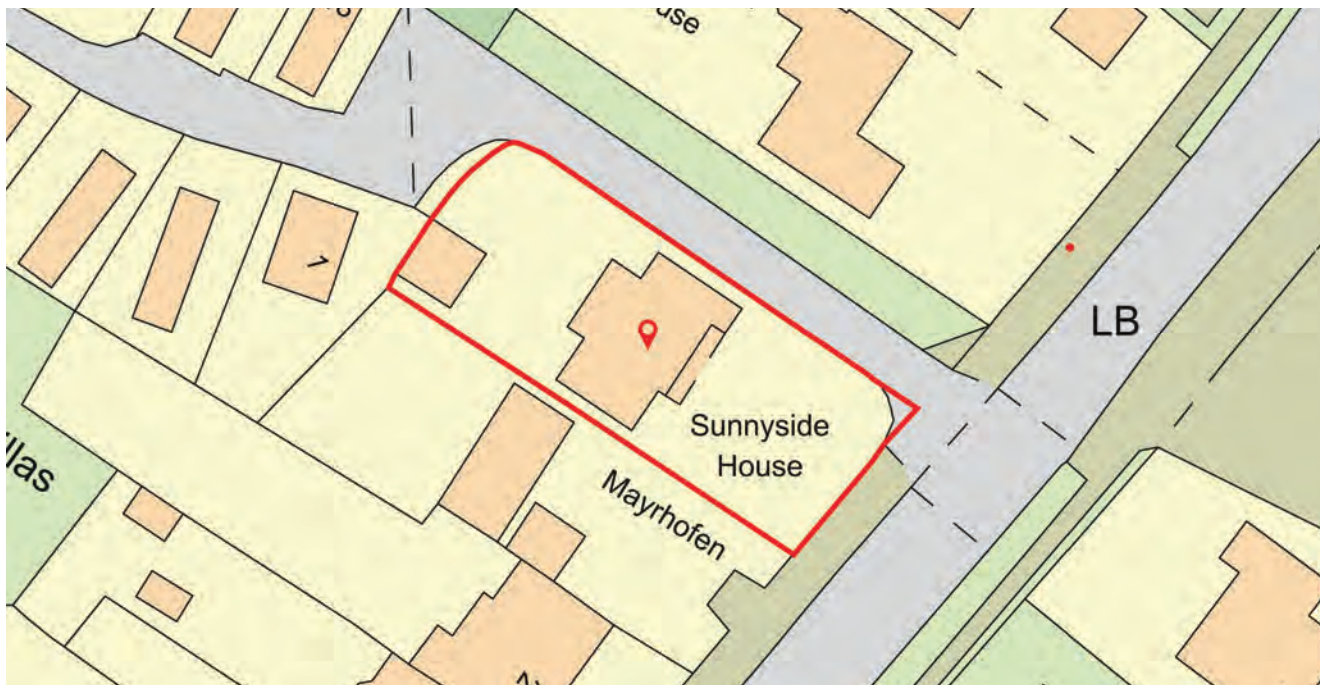
Everyday amenities are within easy reach, with a range of supermarkets, independent shops, and local services available in Claines and the wider Worcester area. Worcester city centre is just a short drive or bus ride away and offers a wide variety of shopping, dining, and cultural attractions. Highlights include the historic Worcester cathedral and the renowned Royal Worcester Porcelain Museum. The city also boasts an active leisure and arts scene, with cinemas, gyms, theatres, and a vibrant selection of restaurants and cafés. The area's green spaces and riverside walks further enhance the appeal of this attractive and well-connected location.

The property benefits from excellent schooling options, making it particularly well-suited for families. Local primary and secondary schools with strong reputations include Northwick Manor Primary School, Claines Primary School, Ombersley First School, and Bishop Perowne C of E College. For independent education, Worcester offers some of the country's most prestigious schools, including RGS Worcester, with RGS The Grange conveniently within walking distance, and The King's School, both known for their high academic standards and well-rounded curriculums. Further options include Bromsgrove School, Malvern College, Dodderhill, and Bowbrook House, all of which provide a high standard of education within easy reach.

The location offers excellent transport connectivity. Worcester Foregate Street and Worcester Shrub Hill train stations provide regular services to Birmingham, London Paddington, and other major destinations. The nearby M5 motorway, accessible at junctions 5 and 6, offers quick and easy access to the wider road network, including the M42 and M40 for travel to the Midlands and beyond. Worcester Foregate Street Station is approximately 2.2 miles from the property, around a 7-minute drive, while Worcester Shrub Hill Station is approximately 3 miles away, taking around 10-minutes by car. Droitwich is approximately 5 miles away and reachable in about 15-minutes, while Malvern is 10 miles away and Bromsgrove around 12 miles away, both accessible within 20-minutes. Birmingham Airport is approximately 30 miles away, taking about 40-minutes by car, and London Paddington can be reached in just over 2-hours by train.

With its blend of village charm, excellent local amenities, and superb transport links, 289 Droitwich Road offers a rare opportunity to enjoy the tranquillity of countryside living while benefiting from the convenience of city access.





Services, Utilities & Property Information

Utilities: Mains electricity, water and drainage. Gas-fired central heating.

Services: FTTC broadband and 4G/5G mobile coverage available in the area – please check with your local provider.

Parking: Garage and driveway parking.

Construction: Standard.

Property Information: Right of way over the main driveway to rear of property.

Tenure: Freehold.

Local Authority: Worcester – council tax band F.

EPC: Rating C.

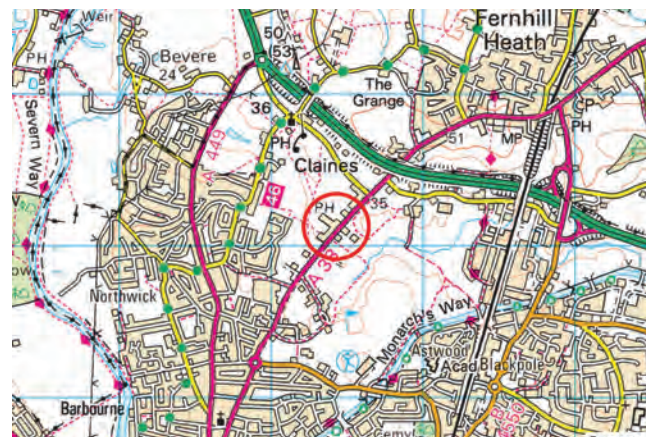
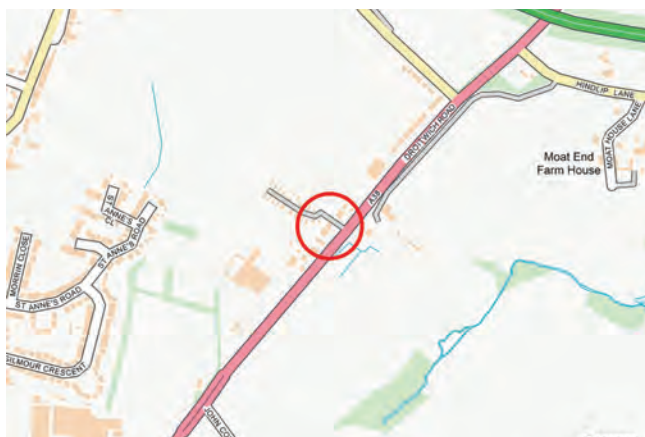
Directions

Postcode: WR3 7SW

what3words: ///raced.crate.sector

Viewing Arrangements

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



Website

For more information visit Fine & Country at <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday

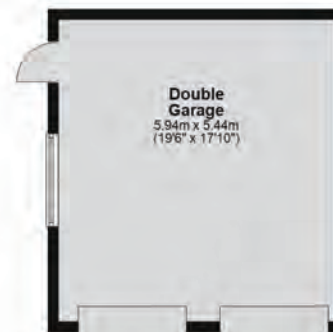
9.00 am–5.30 pm

Saturday

9.00 am–1.00 pm

Sunday

By appointment only



Total area: approx. 266.4 sq. metres (2867.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	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 11.04.2025







MARIE KIMBERLEY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07814 735607
marie.kimberley@fineandcountry.com



HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@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 Droitwich Spa, Worcester and Malvern
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

