



School House Farm  
Purshall Green | Droitwich | Worcestershire | WR9 0NL

FINE & COUNTRY

# SCHOOL HOUSE FARM

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A five-bedroom, five-reception room home, School House Farm is set in an idyllic and tranquil location in Purshall Green, accessed via a private road and nestled within unspoilt common land. This charming, detached property offers a rare blend of period character and modern comfort, making it an exceptional family home. The home is rich in character, with three wood-burning stoves and numerous original features that enhance its warmth and charm. Set within approximately 2 acres of land, the grounds include outbuildings, garaging, and a carport, offering potential for further development or adaptation. School House Farm combines period charm, generous living space, and a peaceful rural setting, presenting a unique opportunity to create a truly special family home, with good connectivity to local amenities.



### Accommodation Summary

**Ground Floor:** Upon entering through the front door, you are welcomed by a spacious entrance hall with glass panes framing the front garden view. To the left lies the spacious farmhouse kitchen, blending modern convenience with rustic charm, featuring an Aga stove, fridge freezer, and dishwasher, with room for a six-seater dining table and wooden block tops. The kitchen also connects to the conservatory, dining room and utility room for enhanced functionality.

The dining room, with exposed wooden beams, original wooden flooring, and a brick fireplace with a wood burner, offers countryside charm and direct access to the garden through bright windows and a rear door.

The sitting room is an expansive space with vaulted ceilings, original wooden floors, and floor-to-ceiling windows providing stunning, private countryside views. A large wood burner serves as the focal point, making it ideal for cosy evenings.

The family room/snug is another generous space, with a wood burner and dual-aspect windows that flood the room with natural light.

Two conservatories enhance the property's appeal — the front conservatory is ideal for morning coffee, while the rear conservatory, accessible from the utility room, opens to the garden through French doors, offering a private, serene spot for relaxation.









# Seller Insight

“Tucked away in the peaceful hamlet of Purshall Green, School House Farm is more than just a beautiful country residence—it's a home filled with memories, character, and soul.

“The location attracted me to the house and the tranquillity of the surroundings,” says the current owner. “I love the views from the house and often look out the windows admiring the beauty of the scenery.” It's easy to see why. Accessed via a private road and set within unspoilt common land, this detached five-bedroom, five-reception room home enjoys an idyllic and serene setting that feels a world away from the bustle of everyday life.

The warmth of the property is immediate, not only in its welcoming interiors—complete with original features and three wood-burning stoves—but also in the atmosphere the family has created over the years. “My children all grew up here and had adventures climbing trees, garden parties, and looking after a menagerie of pets,” the owner recalls. “They are grown now, but we all have wonderful memories of the house.”

Cosy in the winter months, the home truly comes into its own in spring. “The garden becomes the focus of our time,” the owner shares. Set within approximately 2 acres, the grounds are a haven for relaxation and play, with mature trees, outbuildings, a garage, and a carport—all offering scope for further development or adaptation.

School House Farm perfectly balances period charm and modern comfort, offering generous living space in a truly peaceful rural setting. With good connectivity to local amenities, it presents a rare opportunity to create your own lasting memories in a home that's already held so many.”\*

\* 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 staircase leads to a corridor-style landing providing access to five bedrooms and two bathrooms. The primary bedroom is generously sized, with exposed wooden beams, a dressing area, partially vaulted ceilings, and Velux windows. It benefits from a well-proportioned ensuite bathroom with a walk-in shower, a freestanding bath, WC, and washbasin.

Bedrooms two and three are adjoined, with bedroom two featuring a large window and bedroom three offering a vaulted ceiling with exposed beams. This flexible space could serve as a dressing room, nursery or playroom. Bedroom four is a spacious double with dual-aspect windows and ample storage space. Bedroom five is a smaller double room overlooking the rear of the property, filled with natural light and garden views. A well-sized family bathroom includes a bath with a handheld shower, WC, bidet, and wash basin.

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**Outside:** Set within circa 2 acres of beautifully maintained gardens, the property features mature trees and a wrap-around lawn. Two sizeable patio areas are perfect for alfresco dining and entertaining, with a pergola. An impressive outbuilding at the front includes a generous carport and three additional rooms, ideal for stables, an outdoor office or storage. There is additional garaging/ storage. To the right of the property, paddocks provide space for grazing or gardening, offering stunning countryside views and a woodland area adds to the countryside charm and privacy.

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# LOCATION

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School House Farm is ideally situated in the charming hamlet of Purshall Green, offering the perfect balance of peaceful countryside living while remaining within easy reach of essential amenities and major transport links. Located just a short drive from the historic town of Droitwich Spa, the property benefits from both privacy and convenience, making it an exceptional choice for those seeking rural living without compromising on accessibility.

Droitwich Spa, only a few miles away, is a bustling town renowned for its rich history and a wide range of local amenities. The town offers a variety of shops, including supermarkets, boutiques, and cafés, along with excellent restaurants for dining out. Leisure options are abundant, including a lido, a leisure centre, and several golf clubs, perfect for those who enjoy staying active. Droitwich Spa also boasts a range of healthcare facilities, including the Droitwich Spa Hospital, ensuring all essential services are within easy reach.

The area is well-served by reputable primary and secondary schools, making it an ideal location for families. Droitwich Spa offers a choice of both public and private schooling options, and the nearby towns and cities provide access to additional high-quality educational institutions. Among the excellent options in the area are Droitwich Spa High School and Westacre Middle School. Further afield, Worcester is home to prestigious independent schools such as RGS Worcester and The King's School, while Bromsgrove School, one of the country's leading independent schools, is also nearby, offering a wealth of educational opportunities for children of all ages.

School House Farm benefits from excellent connectivity, with the A38 and M5 motorways providing direct routes to major cities such as Birmingham, Worcester, and beyond. For those relying on public transport, Droitwich Spa railway station is conveniently located, offering regular services to Birmingham, Worcester, and other key destinations, ensuring easy access to urban amenities and job opportunities. Birmingham city centre is just a 30-minute drive away, while London can be reached in just over two hours by train or road.

The hamlet of Purshall Green is set amidst stunning countryside, providing ample opportunities for outdoor pursuits. With numerous walking, cycling, and horse-riding trails, nature enthusiasts will find plenty to explore right on the doorstep. The area offers an abundance of green space and scenic beauty, making it ideal for those who enjoy an active lifestyle, whether it's hiking through the Malvern Hills or riding horses through the picturesque countryside.

In conclusion, School House Farm offers the perfect mix of peaceful countryside living and convenience. With excellent local amenities, top-tier schools such as RGS Worcester, The King's School, Bromsgrove School, superb transport links, and abundant outdoor activities, this property is an ideal choice for anyone looking to enjoy the best of both rural tranquillity and accessibility to urban centres.





#### Services, Utilities & Property Information

**Utilities:** Mains electricity and water. Private drainage via a septic tank. LPG-fired central heating. Services: FTTP broadband, 4G and some 5G mobile coverage available in the area – please check with your local provider.

**Parking:** Single garage and driveway parking for 3 vehicles.

**Construction:** Standard.

**Property Information:** Title deeds refers to easements, quasi-easements rights and privileges – please contact the agents for further details.

Contribution of approximately £200 per year for road maintenance – please confirm/clarify?

**Tenure:** Freehold.

**Local Authority:** Wychavon – council tax band G.

**EPC:** Rating F.

#### Directions

Postcode: WR9 0NL

what3words: ///groups.outwards.described

#### Viewing Arrangements

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

#### Website

For more information visit Fine & Country Droitwich Spa, Worcester and Malvern - <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 - 4.30 pm
Sunday	By appointment only

# School House Farm, Purshall Green, Droitwich

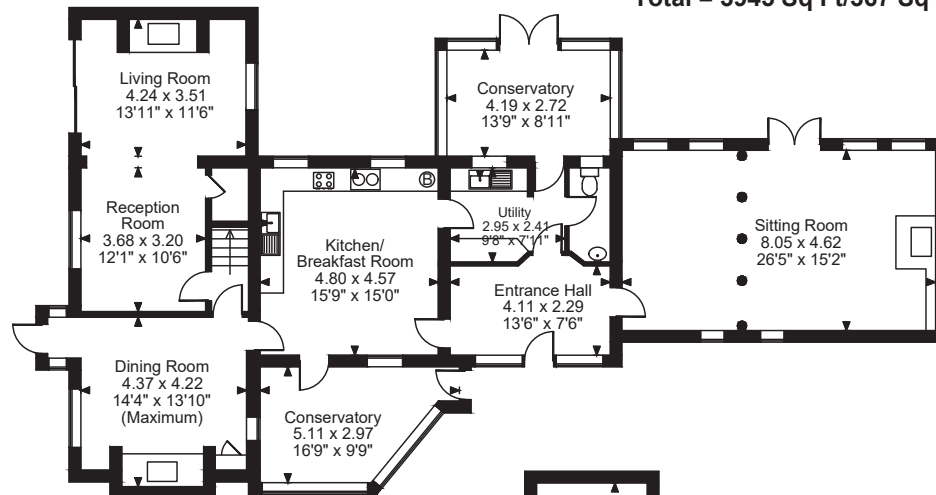
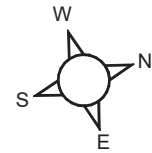
Approximate Gross Internal Area

Main House = 2821 Sq Ft/262 Sq M

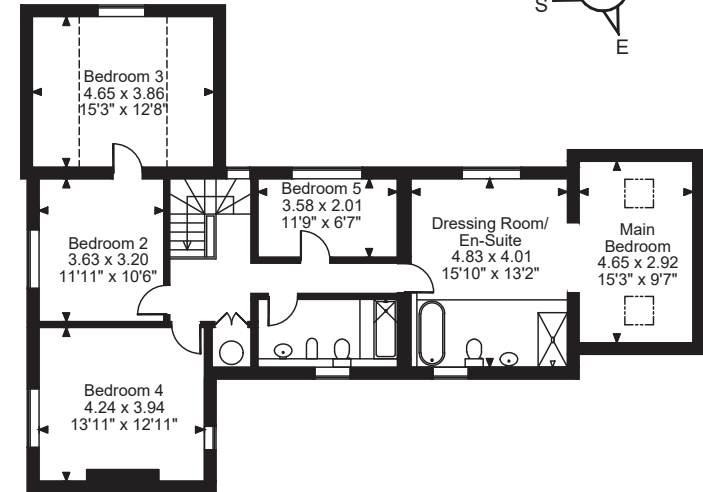
Garage & Carport = 677 Sq Ft/63 Sq M

Outbuilding = 447 Sq Ft/42 Sq M

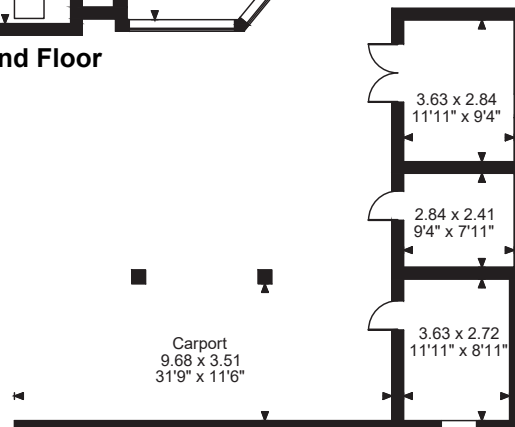
Total = 3945 Sq Ft/367 Sq M



Ground Floor



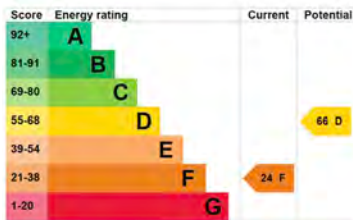
First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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 07.05.2025







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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.

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