



Wescoe
Newland Lane | Newland | Droitwich | Worcestershire | WR9 7JH

FINE & COUNTRY

WESCOE

Wescoe is a substantial five-bedroom detached home, beautifully positioned in the sought-after area of Newland, Droitwich, offering versatile living with two reception rooms, a generous kitchen/diner, separate utility/boot room, and a large conservatory. The master bedroom benefits from its own ensuite, and there is ample space throughout for modern family living. Outside, the home sits on a generous plot of 0.23 acres with a large garden, ample driveway parking, and a detached double garage and summer house/studio. An exciting additional opportunity exists to purchase this with a building plot of 0.32 acres with full planning permission for a separate five-bedroom detached dwelling - ideal for multi-generational living, investment, or development potential (subject to terms).



Ground Floor: The ground floor of Wescoe is accessed via a spacious and welcoming entrance hall with wooden flooring, setting the tone for the rest of the home. To the left, you will find a generously sized lounge featuring an attractive inglenook fireplace, which flows seamlessly into a large conservatory that enjoys views over the garden and provides access to the patio - perfect for indoor-outdoor living.

The heart of the home is the well-appointed kitchen, complete with quality integrated appliances, a Rangemaster oven, and a central island. There is also a dedicated dining area ideal for family meals and entertaining. The kitchen offers rear access to the garden and leads to a sizeable utility/boot room with fitted storage.

Also located off the hallway is a stylishly presented cloakroom/WC with newly fitted brass taps and towel radiator, a versatile snug or family room, and a further room currently used as a home office or optional fifth bedroom - offering excellent flexibility for modern living.







Seller Insight

“ We were instantly drawn to the location – it's set right next to open countryside, with beautiful walks quite literally on the doorstep. The peace and proximity to nature have made this a truly special place to live.

One of the standout joys of this home is watching the sunsets over Abberley Hill from the rear of the property – it's a view that never gets old. Inside, we've loved having two separate living rooms, creating relaxed and versatile spaces for everyone in the family. The dual-aspect main living room, with views to both the front and rear, is particularly light and airy, offering a lovely flow throughout the day.

The home has a wide footprint, which allows an abundance of natural light to stream in from all angles. The large entrance hall gives a warm and impressive welcome, and the ensuite's walk-in shower adds a touch of everyday luxury. We've also recently upgraded the downstairs cloakroom with stylish brass fittings – a small but striking improvement.

The garden has played host to countless family BBQs and parties – even with bouncy castles! It's a perfect space for entertaining or simply enjoying the outdoors with loved ones.

The convenience is exceptional. We're just five minutes from the David Lloyd gym and Junction 6 of the M5, making it ideal for both leisure and commuting. For everyday enjoyment, we often take the pleasant walk into Droitwich along Newland Road and through the lovely Lido Park – a real hidden gem for families and walkers alike.*”

* 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 of Wescoe presents a light and airy landing, which provides access to a spacious balcony - a perfect suntrap and seating area that overlooks the rear gardens, with far-reaching views towards the Abberley Hills and beyond.

This floor offers four generously proportioned double bedrooms, including a principal bedroom with a modern ensuite shower room. The family bathroom is well-appointed and features a freestanding bath along with a separate walk-in shower, offering both style and practicality for family living.











Outside: Double garage and parking for 4+ vehicles.

Additional Property Information

There is the opportunity to buy this house with an additional building plot 1 (0.32 acres) with planning permission for a 5 bedroom detached dwelling (3,650 sq ft) with a separate access to the rear. There is a further building plot (2,828 sq ft) also available, by separate negotiation. The measurements given do not include the double garages. Full planning permission also in place for a new drive to service Wescoe separately from access to new build site. Wescoe, including the building plot 1, totals 0.55 acres.

Please note that the Summer House is only available with the purchase of Plot 1 otherwise this will be removed for a new fence to be erected to Plot 1.

There is currently a development of 8 properties to the rear of the property underway with full planning permission. This is accessed via a separate driveway/road.







FRONT ELEVATION



REAR ELEVATION

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arborescultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any claims (financial or otherwise) to any Client or third party arising out of the Clients (or its Designer or Contractor but not limited to) non-compliance with above mentioned provisions. © This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

Rev.	Description:	Initials	Date:
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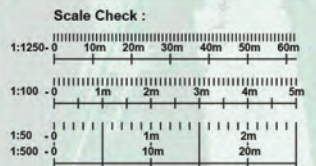
Client:
Barnt Green Developments

Project:
Newland Lane, Droitwich

Title:
Elevations - House Type B

Date: 06 / 11 / 2023 **Scale:** 1:100 @ A3
Drawn by: IS **Checked by:** GPA

Job No.	Drg No.	Rev.
A 1130	06	~



A3



The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Regulations, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc, whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicate typical slopes for guidance, only it should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arborescences inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Client (or its Developer or Contractor) not being (thence) non-compliance with above mentioned provisions. © This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

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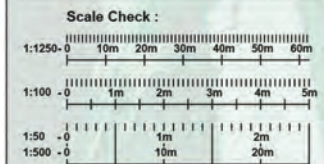
Client:
Barnt Green Developments

Project:
Newland Lane, Droitwich

Title:
Floor Plans - House Type B

Date: 04 / 06 / 2024 **Scale:** 1:100 @ A3
Drawn by: AJOT **checked by:** GPA

Job No.	Drg No.	Rev.
A 1130	05	~





LOCATION

Wescoe is superbly located in the highly desirable hamlet of Newland, just on the outskirts of Droitwich Spa, offering the perfect blend of rural tranquility and everyday convenience. Surrounded by open countryside, this peaceful setting is ideal for families, professionals, and those seeking a relaxed lifestyle with excellent access to amenities and travel links.

Droitwich Spa, just a short drive away, provides a wide range of shops, supermarkets, cafés, a library, many churches, and essential services. The town is home to the renowned Droitwich Spa Lido, one of the UK's few remaining open-air saltwater pools - perfect for summer leisure. The area also boasts several leisure centres, sports clubs, and scenic walking routes, making it ideal for active lifestyles. The canal festival and comedy festival put Droitwich on the map, and the local market on a Friday is well enjoyed.

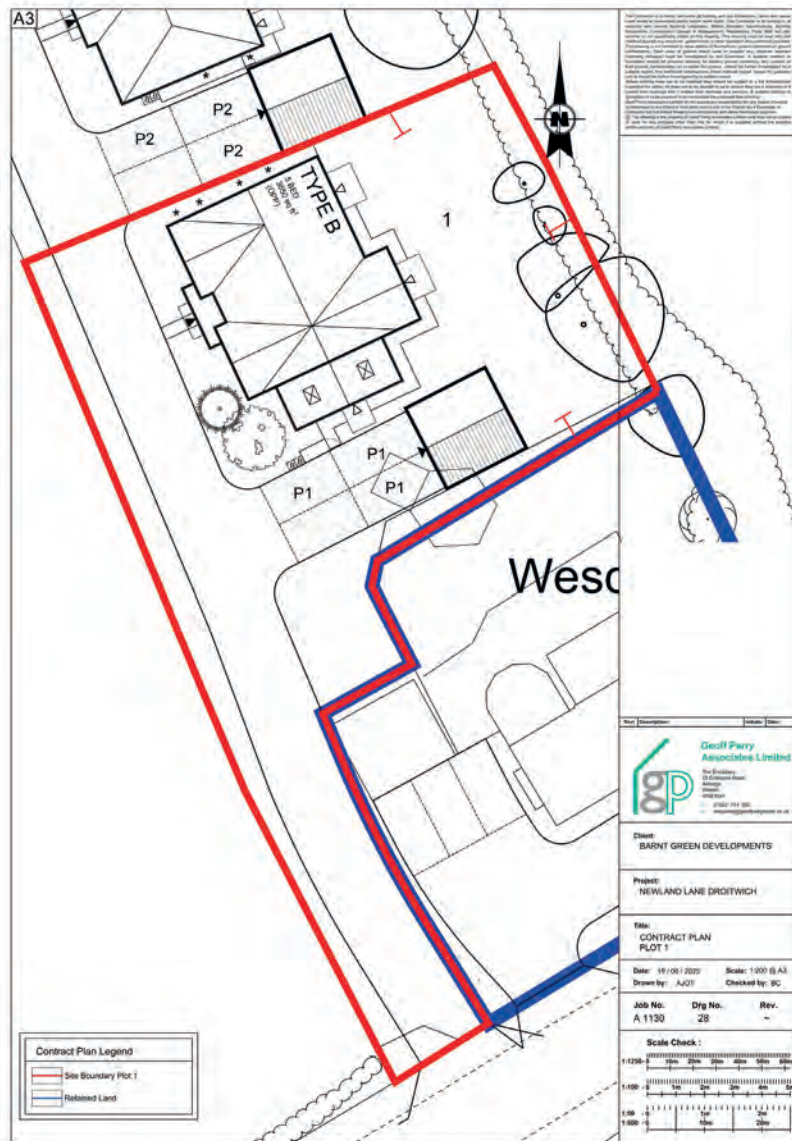
This area is well-known for its outstanding local dining scene. In addition to popular spots such as The New Inn at Hawford, The Crown at Wychbold, and The Robin Hood, Wescoe is just 3 miles from the picturesque village of Ombersley - renowned for its excellent eateries. Highlights include The Kings Arms, offering refined dining in a historic setting; The Venture Inn, a stylish gastropub with a loyal following; and Checketts of Ombersley, a much-loved delicatessen and bistro serving high-quality local produce and seasonal dishes.

The property is well placed for access to a number of good local schools, including Witton Middle School, Westacre Middle School, and Droitwich Spa High School. Prestigious independent schools such as RGS Worcester and The King's School Worcester are also within easy reach, as is Bromsgrove School.

Wescoe enjoys excellent transport links to the M5 (J6) 5 minutes and 15 minutes to Worcestershire Parkway station. The nearby A38 and M5 motorway (J5) offer direct routes to key destinations: Worcester is approximately 8 miles (20 minutes by car), Birmingham is approximately 22 miles (35-40 minutes by car or train) and London is approximately 120 miles (2 hours and 15 minutes by train from Droitwich via Worcester, or 2 hours and 30 minutes by car (depending on traffic).

Droitwich Spa railway station provides regular services to Worcester, Birmingham New Street, and onward connections to London Paddington, making this an ideal location for both regional commuting and access to the capital.





Utilities, Services and Property Information

Tenure - Freehold

Council Tax band - G

Local Authority - Wychavon

EPC - Rating D

Property Construction - Standard (Brick and Tile)

Electricity Supply - Mains

Water Supply - Mains

Drainage and Sewerage - Surface water to a soakaway and standard foul drainage

Heating - LPG

Broadband - FTTP / Ultra-fast Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Double garage and driveway parking for 4+ vehicles

Property Information - Access to an electric car charging point

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111

Website

For more information visit Fine & Country Droitwich Spa, Worcester and Malvern on <https://www.fineandcountry.co.uk/droitwich-spa-estate-agents>

Opening Hours

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

Wescoe House Newland Lane, Newland, Droitwich

Approximate Gross Internal Area

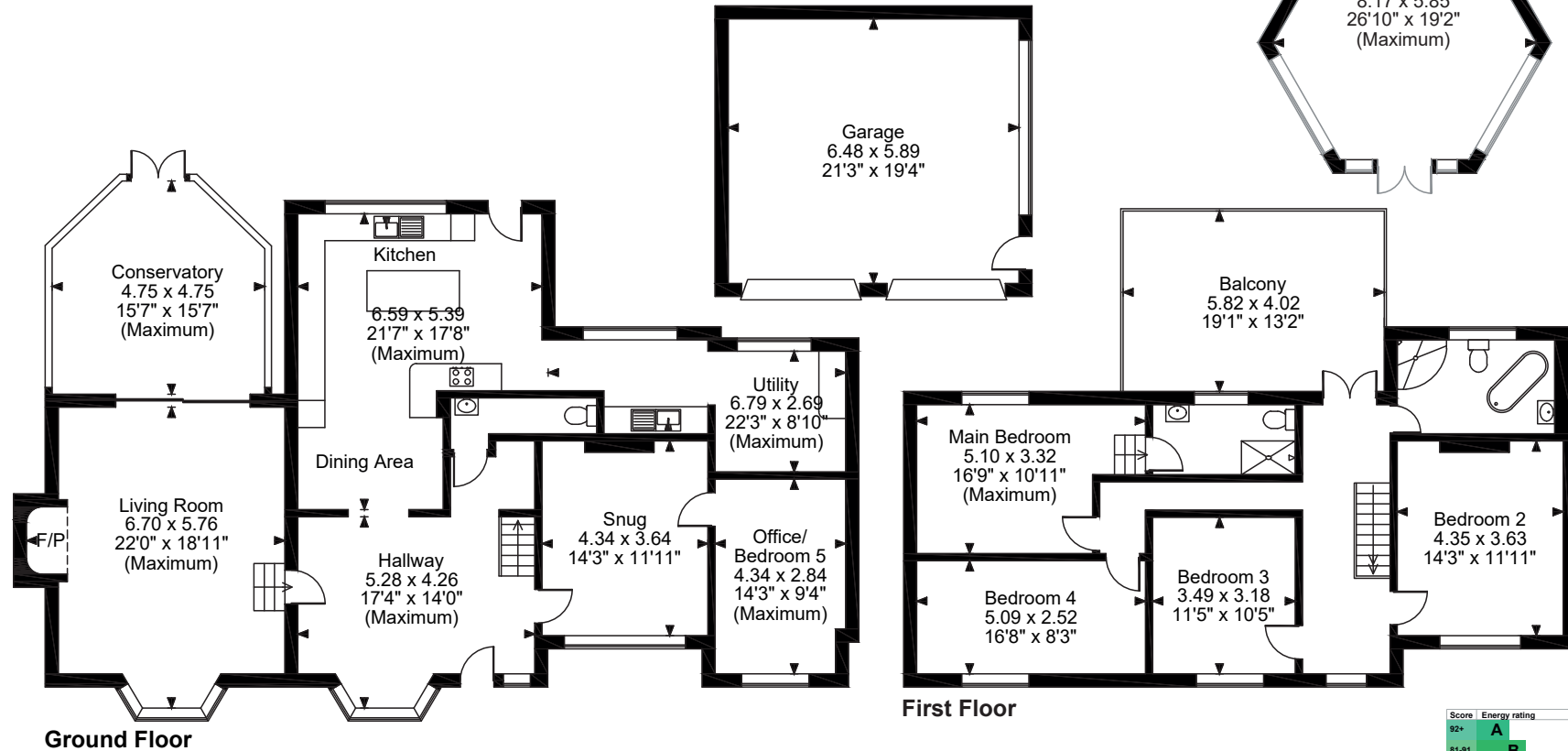
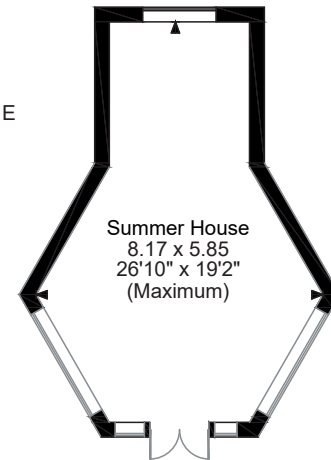
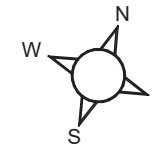
Main House = 2633 Sq Ft/245 Sq M

Garage = 411 Sq Ft/38 Sq M

Summer House = 335 Sq Ft/31 Sq M

Balcony external area = 252 Sq Ft/23 Sq M

Total = 3379 Sq Ft/314 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	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 10.07.2025



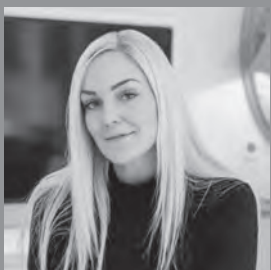




VANESSA BRADFORD

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I am a real estate specialist who has worked within the upper quartile of the property market for many years and demonstrate exceptional knowledge, experience and skill. I am able to show owners how to achieve the best possible prices for their homes and use my considerable negotiating skills to ensure that all offers reach their full potential. I have grown up in Worcestershire and attended The Alice Ottley School in Worcester. I live with my daughter and 4 dogs in the picturesque village of Little Witley. I support the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In my spare time, I love walking my dogs, cooking and travelling.



MARIE KIMBERLEY

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Having lived in various parts of Worcestershire for over ten years, I have substantial knowledge and experience of the county, now living in the Ombersley area with my husband, two children and a naughty cocker spaniel!

With a personable and determined character, I demonstrate excellent communication and organisational skills with an extensive background in education leadership and psychology - teaching English, Literature and Media Studies - in more recent years, project managing house renovations/building projects with my own growing portfolio of property.

I have demonstrable experience in media and marketing, which is essential to ensure that all clients achieve the best possible outcomes, experiencing a first-class service as they sell their home. In my spare time, I love walking, holidays, reading and I'm an avid theatre goer.

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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.

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