



# Woodfield Farmhouse

Ombersley | WR9 0LJ





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A charming and deceptively spacious four-bedroom Grade II listed farmhouse, offering versatile accommodation with a wealth of character throughout and benefitting from four reception rooms. Originally dating back to the 17th century with later additions in the mid-19th and 20th centuries. Situated near the sought-after village of Ombersley.

## Location & Education:

Situated off a quiet country lane in a rural position yet conveniently located near to the thriving village of Ombersley, which was voted one of the 'best villages to live in the UK'. A “black and white” village, highly regarded for its eateries and public houses such as The Crown and Sandys which takes its name from the historic, aristocratic Sandys family and another village favourite; the Cross Keys, alongside the recently refurbished Kings Arms. The village also boasts two AA rosette dining at The Venture In, established in 1998 having gained annual entries into the Hardens kitchen and good food guide. Offering breakfast, lunch and al fresco dining is Checketts, also with a butchers and delicatessen. Further amenities include a dental practice, doctor’s surgery, first school and parish church. The Cathedral City of Worcester offers offers a great range of shopping, leisure and recreational facilities.

Droitwich (3 miles), Worcester (7 miles), Birmingham (24 miles), Cheltenham (30 miles). All miles are approximate.

The local village First School Ombersley is nearby, which holds a “Good” Ofsted. In terms of secondary education, the property is in the catchment for Droitwich Spa's Middle and High Schools.

In the independent sector, the Royal Grammar School and The King’s School Worcester both offer superb schooling from kindergarten through to Sixth Form and are both within 8 miles of the property.









#### Ground floor accommodation:

The hallway immediately welcomes you into this delightful character property, which is accessed via a pitched roof porch with attractive wisteria. Finished with flagstone flooring and with doors leading to three reception rooms. There is a terrific sense of flow throughout with good ceiling heights and offering an abundance of charm and character with exposed beams and bespoke doors. This country home has been cherished and well maintained by the current owners.

The sitting room is well proportioned with attractive ceiling beams and open fireplace, the drawing room, accessed not only from the hallway but from the breakfast room off the kitchen, a beautiful large room with Adam's style fireplace. A spacious dining room which is accessed from the hallway and indeed the kitchen, also benefits from an open fireplace and is the ideal room for entertaining.

The L shaped kitchen/breakfast room offers wall and base units, finished with granite worktops. Appliances include an integrated dishwasher, double electric oven and ceramic hob, Watson range cooker and space for an American fridge freezer. The kitchen flows through to the breakfast area which has fitted bookshelves and cupboards.

To complete the ground floor is a cloakroom and a laundry room with space and plumbing for a washing machine and tumble dryer.

#### First floor accommodation:

A wide staircase leads to the first-floor characterful landing which leads to all four bedrooms. The large principal bedroom has a range of fitted wardrobes and an en suite bathroom. Bedrooms two and three have delightful countryside views and share a family bathroom. Bedroom four is currently utilised as a study with a range of fitted wardrobes and a shower enclosure.

#### Outside

Circa 0.3 acres, the well-established landscaped gardens, wraps around the farmhouse. The rear garden consists of a patio and gravelled area and raised lawn with mature borders and perennial plants which provide an array of colour all year round.









A five-bar gate, accessed off a private lane, opens to a sweeping gravel driveway which provides additional rear parking. There is also an attached garage.

The property is approached via a five-bar gate to a gravel driveway with parking for several cars, plus a large lawned area. There is a raised paved terrace accessed from the kitchen which is ideal for alfresco dining whilst enjoying the sunshine due to the south facing aspect.

Services: Mains electric, water, private drainage, oil fired central heating.

Local Authority: Wychavon District Council, Council Band G

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



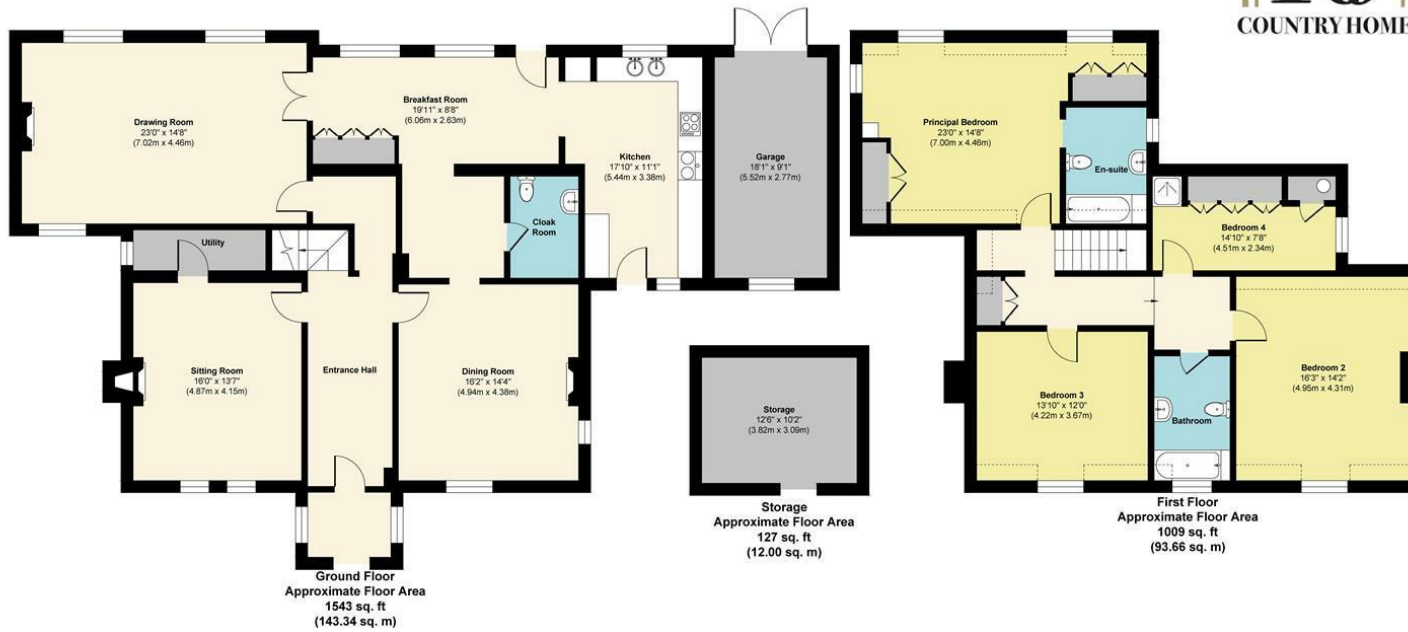








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**Approx. Gross Internal Floor Area**  
**Main House = 2552 sq. ft / 237.00 sq. m**  
**Garage = 162 sq. ft / 15.00 sq. m**  
**Storage = 127 sq. ft / 12.00 sq. m**  
**Total = 2841 sq. ft / 264.00 sq. m**

Illustration for identification purposes only. measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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