



Tanglewood Lodge
Ombersley, WR9 0HN

Andrew Grant

Tanglewood Lodge

Dough Bank, Ombersley, WR9 0HN

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Offers in excess of £400,000

A surprisingly spacious upside-down home boasting breathtaking views of the River Severn.

Key features

- Stylish home with stunning views
- Contemporary styled kitchen
- Sizeable dual aspect living dining room
- Extensive balcony
- Four spacious double bedrooms
- Three en-suite facilities
- Master with walk-in wardrobe
- Home sauna
- Decked rear garden
- Driveway parking and garage

Freehold / 1,596 sq ft





This unexpectedly spacious property unfolds to reveal a well-appointed kitchen, expansive living room and a versatile bedroom/cosmetic studio with its own en-suite. The ground floor hosts the bedroom quarters, featuring three bedrooms and a sauna, with two of the bedrooms enjoying additional en-suite facilities.

Outside, a sizeable, decked area graces the rear and a large balcony stretches across the rear, offering unparalleled views of the River Severn and the surrounding countryside. There is driveway parking at the front alongside a garage.



Entrance

Accessed via a block-paved driveway leading to the garage and entrance, the drive is surrounded by dwarf walling along the boundary, complemented by mature shrubs and plants. A side gate provides secure entry to the rear garden.

You are welcomed in via an inviting entrance hallway, well-lit by a front-facing window. A staircase descends to the ground floor and doors lead to the living/dining room, the kitchen and the ground floor bedroom.



Living / Dining Room

This exceptionally spacious living/dining room spans effortlessly from the front to the rear of the property, offering a delightful dual aspect that includes a charming bay window at the front

and French doors at the rear accessing the balcony, allowing an abundance of natural light to filter in and illuminate the room. The room has sophisticated décor and luxurious wooden flooring.



There is generous space for both lounge and dining furniture. Recessed ceiling spotlights complemented by two chandeliers, add a touch of sophistication to the room.

Kitchen

This contemporary kitchen boasts sleek high gloss wall and base units, with stylish worktops that incorporate a stainless-steel sink with drainer and mixer tap. The kitchen is equipped with an array of integrated appliances, including an AEG double eye-level oven, an induction hob paired with an AEG extractor hood, a fridge freezer and a dishwasher. Quality wood effect laminate flooring, recessed ceiling spotlights and a chic chrome towel radiator contribute to the overall stylish aesthetic. Natural light streams in through a front-facing window.





Ground Floor Bedroom

This lovely bedroom, currently utilised as a cosmetic studio, offers an exceptionally expansive retreat featuring French doors that open to the rear balcony. The room has polished wooden flooring, enhanced by the warm glow from recessed spotlights in the ceiling. Adding to its allure, this bedroom includes a stylish en-suite shower room.

The en-suite comes complete with a low-level WC, a washbasin set atop a vanity unit and a generously sized walk-in shower cubicle. Tasteful tiling graces the walls and flooring, accompanied by recessed ceiling spotlights and a contemporary chrome towel radiator.



Bedroom One

The central lower landing area effortlessly connects to three generously sized double bedrooms and a rejuvenating sauna.

Situated to the rear of the property, the generously proportioned master suite exudes a light and airy ambiance. Tastefully decorated, this room features a marvellous walk-in wardrobe for ample storage solutions. French doors open to the rear garden, flooding the space with abundant natural light. There are chandeliers along with spotlights on the ceiling and quality wood-effect laminate to the flooring.





En-Suite Shower Room

The well-equipped en-suite features a washbasin set atop a stylish vanity unit, a low-level WC and a spacious walk-in shower cubicle with a rainfall shower head and a separate hand-held shower

attachment. Tiling features on both the walls and flooring, with distinctive tiles enhancing the walls within the shower cubicle. The ensemble is completed by a convenient storage.



Bedroom Three

This third double bedroom exudes luxury with sumptuous wooden flooring, recessed ceiling spotlights, French doors leading to the rear garden and a lavish en-suite bathroom.





En-Suite Bathroom

The well-equipped en-suite features a low-level WC, a floating washbasin, a bathtub and a separate shower cubicle. Full tiling adorns both the walls and flooring. A fitted mirror complements the décor and recessed ceiling spotlights illuminate the room.

Bedroom Four

Accessed through double doors from the landing, the fourth bedroom is a well-proportioned and inviting double room. Gleaming wooden floor adds a touch of elegance, while recessed ceiling spotlights feature on the ceiling. French doors open to the rear garden.



Sauna

Opposite to bedroom four is this fantastic room, which boasts a contemporary touch with a floating washbasin and low-level WC, accompanied by the exquisite addition of a sauna. Further features include tiled flooring, tasteful tiling on the splashbacks and recessed ceiling spotlights.





Gardens and Grounds

The rear garden is designed for low maintenance, featuring a generously sized decked area perfect for dining alfresco and entertaining family and friends.

The decking is enclosed by panel fencing, with a balustrade to the rear allowing panoramic views of the River Severn and surrounding countryside.



An external spiral staircase ascends to the expansive balcony above, laid to artificial grass and accessible through French doors from both the living room and bedroom two. This vantage point boasts breathtaking views of the river and the beautiful countryside beyond.



Services

Mains electricity and water.

Septic tank.

Council Tax - Band F

Location

Nestled in the heart of Worcestershire, Ombersley stands as a cherished and highly sought-after village. Situated just seven miles north of Worcester and merely four miles west of Droitwich Spa, its ideal location combines the tranquillity of the breathtaking Worcestershire countryside with the convenience of accessible transport links and local amenities.

Ombersley boasts a variety of attractions, including charming public houses, a fine dining restaurant, a traditional butcher's shop, a cosy café, a doctor's surgery and a well-stocked village store. The village is also home to a thriving primary school.

For those seeking a broader educational experience, Ombersley is perfectly positioned, offering additional schooling options in nearby Worcester, Abberley and Hawford.

Outdoor enthusiasts will find themselves in paradise, with riverside walks at their doorstep, a local tennis club for active recreation and the renowned Ombersley golf club.

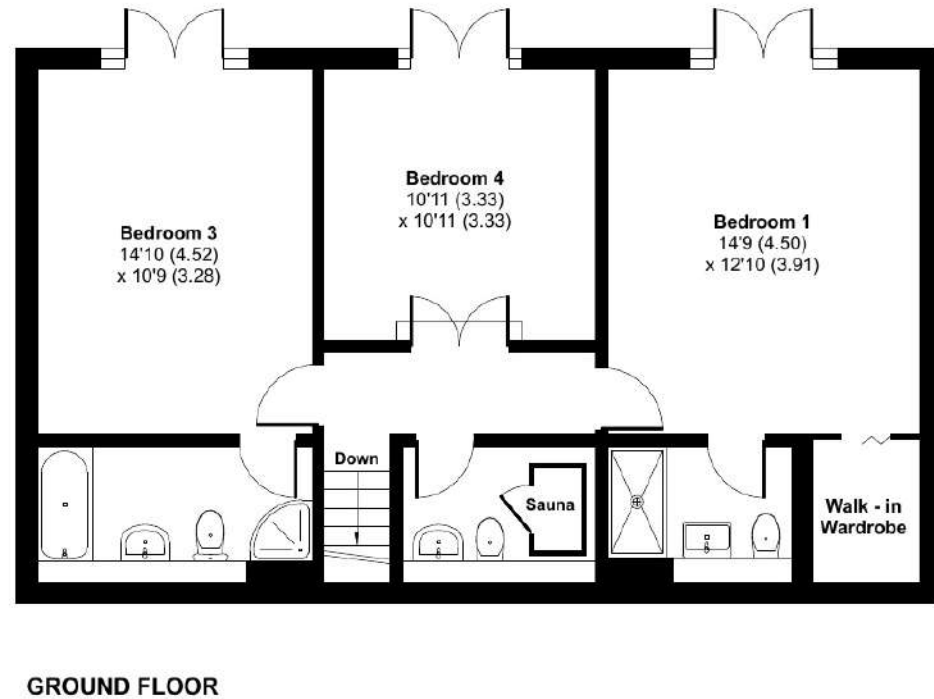
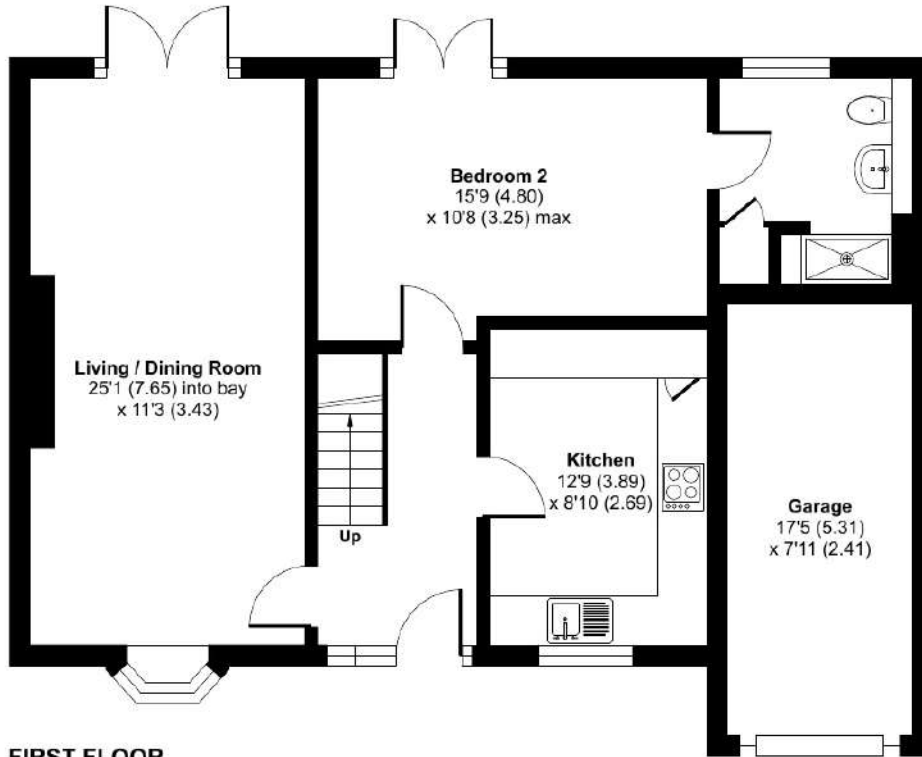
Dough Bank, Ombersley, Droitwich, WR9e

Approximate Area = 1465 sq ft / 136.1 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1596 sq ft / 148.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1078113



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