



4 The Croft

Cutnall Green WR9 0QF

Andrew Grant

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Kidderminster Road, Cutnall Green WR9 0QF

3 Bedrooms **2 Bathrooms** **2 Receptions**

A beautifully presented three-bedroom home with contemporary interiors, a sun-filled south facing garden and excellent village amenities.

- Enjoying a charming village setting, this generously proportioned family home offers both space and character.
- Stylish and modern interiors include a well-equipped kitchen, spacious living room, contemporary bathrooms and a south-facing conservatory.
- The private, south-facing gardens feature a summer house and a patio, perfect for outdoor entertaining and al fresco dining.
- Convenient off-road parking for two cars, located to the side of the property.
- Located in the heart of Worcestershire's countryside, Cutnall Green offers excellent local amenities and easy access to major transport links.



1,005 sq ft (93.3 sq m)



The living room

Beautifully presented and generously proportioned, this inviting living room features a charming bow window that fills the space with natural light and French doors that open directly onto the rear garden.





A striking contemporary fireplace, framed by a classic wooden mantel, serves as the room's focal point, adding warmth and character—perfect for both relaxation and entertaining.



The kitchen / dining room

This bright and functional kitchen boasts classic white wooden wall and base units, complemented by sleek tiled floors and ample space for a dining table and chairs.





The kitchen is well-equipped with an electric hob and hood, an eye-level oven and a ceramic sink with drainer, along with space and plumbing for a washing machine. A door from the kitchen provides direct access into the sun-filled conservatory.



The conservatory

South-facing and full of natural light, this cosy conservatory features exposed brickwork and French doors that lead out on to the patio, making it a perfect spot to enjoy the sun all year round.

Completing the ground floor, the well-appointed cloakroom adds to the practicality and convenience of this family home.



Bedroom one

A generously sized double bedroom overlooking the rear garden, complete with a stylish en suite shower room.





Bedroom one en suite

The stylish and contemporary en suite shower room features modern fixtures, a walk-in shower, WC and wash basin.



Bedroom two

This generously sized double bedroom offers ample space for free-standing furniture, while a large window provides pleasant views to the front of the property and floods the room with natural light, creating a bright and airy ambiance.



Bedroom three

Currently used as a dressing room, this versatile space offers lovely views over the rear garden and could easily be transformed into a generously sized single bedroom or a home office. With its flexible layout, the room adapts to various needs, making it an ideal option for a guest room, study, or hobby space.



The family bathroom

The family bathroom seamlessly blends style and practicality, featuring elegant wood-effect flooring and a sleek bath with a shower overhead. A modern wash basin and WC complete the suite, while the thoughtful design ensures a balance of comfort and functionality.



The gardens

The south-facing garden is a highlight of the property and features a spacious patio, accessible from both the conservatory and living room that provides an ideal spot for alfresco dining or entertaining. Thoughtfully planted borders that add vibrant colour throughout the seasons, and a charming summer house, perfect for storage or as a peaceful retreat.





The property also benefits from a secure garden shed and convenient side access leading to the front, where mature flower beds line the pathway to the entrance. Off-road parking for two cars is provided in a private area to the side of the home, ensuring easy and secure access.



Location

Cutnall Green is a highly sought-after village nestled in the heart of Worcestershire, surrounded by stunning countryside, yet conveniently close to key towns and transport links.

Just 4 miles north of Droitwich Spa, the village is thought to have inspired the fictional Ambridge in *The Archers*. Cutnall Green offers an outstanding range of amenities, including a well-regarded primary school, a village hall, a sports ground and the renowned Chequers Public House/Restaurant. You'll also find the popular Entouraj Indian Kitchen & Bar, a general store with a post office, a tearoom and a charming parish church—everything you need for a vibrant village lifestyle.

The historic city of Worcester is just 8 miles away and offers a range of restaurants, shops and prestigious schooling.

Commuting is made easy with excellent access to the motorway network via Junction 5 of the M5, only 5 miles away.

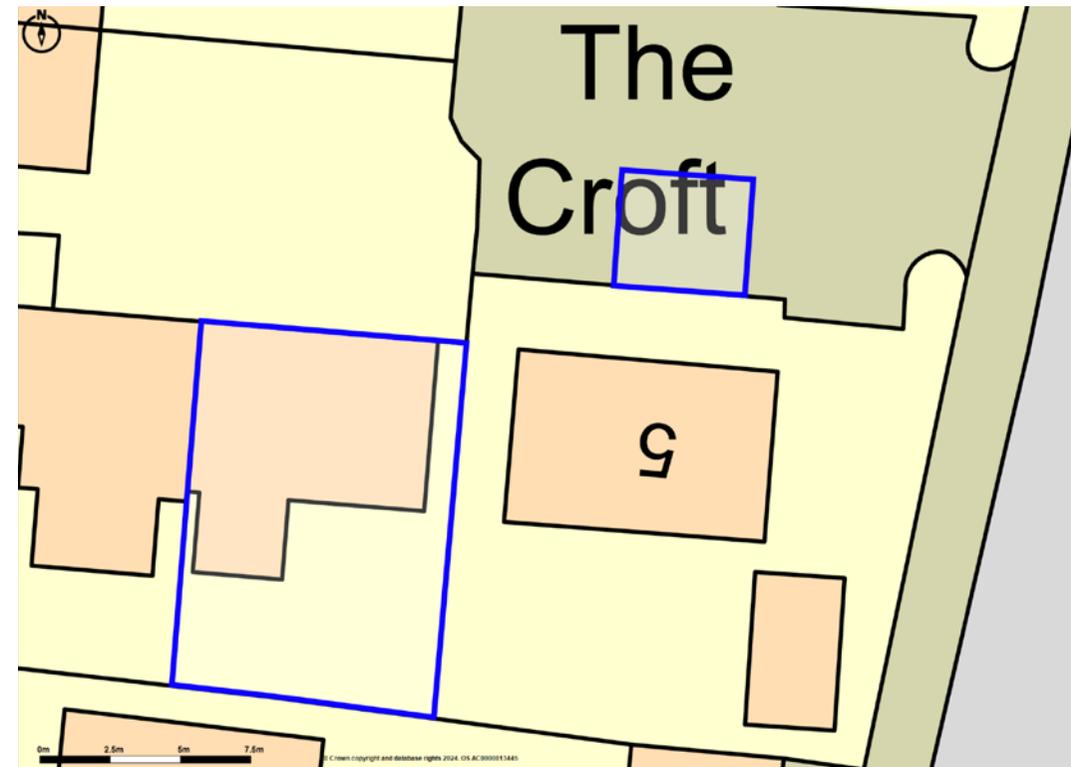
Cutnall Green perfectly balances the charm of rural village life with the convenience of easy access to modern amenities.

Services

Mains gas, electricity, water and drainage

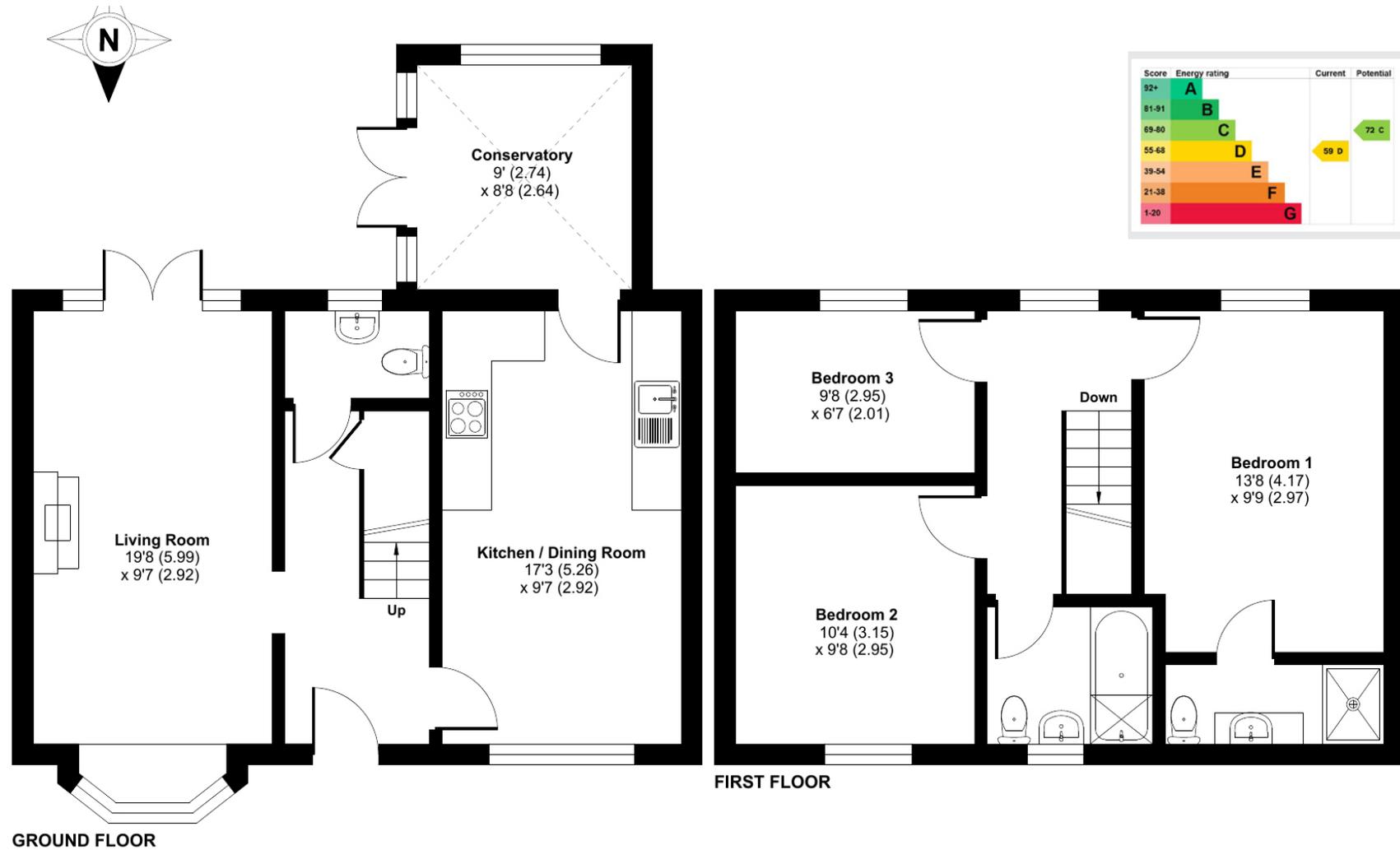
Council Tax

The Council Tax banding for this property is **Band C**



The Croft, Kidderminster Road, Cutnall Green, Droitwich WR9

Approximate Gross Internal Area = 1,005 sq ft / 93.3 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



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