

Andrew Grant
PRESTIGE & COUNTRY



Belvoir House

Droitwich Spa WR9 8JF



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17 Ombersley Road, Droitwich Spa WR9 8JF

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

“A stunning, Victorian eight-bedroom detached period property, brimming with charm and character, offering a spacious and inviting family home...”

Scott Richardson Brown CEO

- Built in 1889 and maintaining many original features, this home benefits from eight generously sized bedrooms, split across two floors.
- This property boasts almost 3000 sq ft of living space including three impressive reception rooms bursting with character, as well as a modern kitchen.
- The second floor has potential to become a self-contained floor within the home, ideal for multi-generational living or guests.
- An idyllic garden, featuring a patio area and lawn, all enclosed by mature trees and shrubs.
- Ample off-road parking space to the rear, as well as a garage, ensuring plenty of space for multiple vehicles.
- Situated in Droitwich spa, providing easily accessible amenities, transport links, schooling options and green space, perfectly blending suburban convenience with rural tranquillity.



2990 sq ft / 277.8 sq m



The entrance

Entering the property through a gated entrance and along a pathway, you are welcomed into a charming Victorian entrance hall. The front door, adorned with beautiful stained glass, opens to reveal Minton tiled flooring and vaulted ceilings, adding character to this expansive space. The hall provides access to all the ground floor reception rooms, as well as the cloakroom WC, utility room and stairs leading to the cellar. A staircase leads to the first and second floors, offering a wonderful introduction to this characterful home.





The kitchen

Overlooking the garden, this spacious kitchen exudes sleek sophistication. It features a Rangemaster oven and hob with extractor fan and lighting above, complemented by matching cabinets and ample countertop space. A multi-paned window above the sink floods the room with natural light, offering lovely garden views. The kitchen also includes access to an adjacent pantry space, an integrated fridge freezer and a dishwasher, adding further practicality to this bright and welcoming area.





The spacious open-plan breakfast area within the kitchen provides an inviting setting for family meals and entertaining guests. This charming space features an exposed brick fireplace with a gas stove, built-in cupboards for added storage and a large window that fills the room with natural light, making it an ideal gathering spot for family and friends.





The dining room

The dining room is a generously sized reception space, offering ample room for a large dining table. Featuring a charming fireplace and heightened ceilings, this room creates an elegant setting perfect for formal dinners and special occasions.



The drawing room

Adjacent to the dining room is the expansive drawing room, flooded with natural light from a large bay window. This space is perfect for large gatherings, featuring a gas fireplace, a built-in glass cabinet and heightened ceilings, all contributing to a bright and welcoming atmosphere for a spacious reception room.





The library

The library is a unique and versatile room with views over the front of the property. Bathed in natural light from a charming bay window and warmth from an electric fireplace, it provides an ideal oasis for quiet reflection. Bespoke built-in wooden bookcases add grandeur and timeless appeal, enhancing the character of the home. Whether used as a study, playroom or retained as a library, this adaptable space caters perfectly to the needs of any homeowner.



Bedroom one

Located on the first floor, bedroom one is a spacious room that can easily accommodate a double bed. Dual-aspect windows flood the room with natural light, enhancing its bright and airy feel. The space also features a built-in sliding door wardrobe and a sink basin, combining charm and practicality to create an inviting principal bedroom.







Bedroom two

Bedroom two, overlooking the back of the property, is a well-proportioned double bedroom. The room is filled with natural light from a window and includes a washbasin, making it a bright, welcoming and functional family bedroom.



Bedroom three

Overlooking the front, bedroom three is a well-appointed double room filled with natural light from its three windows. The space offers ample room for storage solutions, creating a bright and functional bedroom.





Bedroom four

Bedroom four is a generously sized double room with lovely views of the garden. Currently housing the boiler, the space offers ample room for a desk and storage solutions, making it a practical and versatile addition to the home.



Bedroom five

Completing the first-floor accommodation is bedroom five, a cosy room overlooking the front of the property. Currently used as a study, this versatile space has the potential to serve as a single bedroom, nursery or walk-in wardrobe, easily adaptable to the needs of any homeowner.



The bathroom

Located along the first-floor landing, the family bathroom is filled with natural light from two beautiful stained glass windows. The space includes a built-in, wood-panelled bath with a shower head attachment, a WC and a washbasin, offering both functionality and charm.





The second floor landing

Ascending an additional staircase, you arrive at the second floor, a space with the potential to serve as a self-contained suite, ideal for multi-generational living or as a dedicated guest floor. The landing provides access to three bedrooms, a shower room, a box room and a fully functional kitchen, offering both privacy and convenience within the home.



The second floor kitchen

The secondary kitchen boasts a vaulted ceiling and dual-aspect windows, which fill the space with natural light. It features shaker-style cabinets with generous countertop space, a built-in cupboard, an electric oven and hob and a sink overlooking the garden, making it both a functional and inviting area within the home.





Bedroom six

Bedroom six is a spacious double room featuring vaulted ceilings and dual-aspect windows, creating a bright and welcoming family bedroom with plenty of character.



Bedroom seven & eight

Completing the second-floor accommodation are bedrooms seven and eight, both offering generous space and endless possibilities. These versatile rooms can be transformed into a living and dining area to complete the second-floor suite, serve as a playroom, or remain as additional bedrooms, easily adapting to suit the needs of any homeowner.





The shower room

The shower room is a practical and well-appointed space, featuring a walk-in shower cubicle, WC and washbasin, designed to comfortably serve the needs of the second floor.





The garden

The garden serves as an idyllic retreat, featuring a low-maintenance lawn at its centre, surrounded by a two-tiered stone patio. Mature trees, shrubs and a brick wall enclose the space, creating a private green oasis. Additionally, the garden provides convenient access to the garage and rear parking area, enhancing both its functionality and appeal.





The garage & parking

The property features ample off-road parking and a single garage located at the rear, offering convenient access to both the garden and the home.



Location

This exceptional Victorian residence, once owned by the Rt Hon Neville Chamberlain in 1929, is located in the historic market town of Droitwich Spa, Worcestershire. Renowned for its charming character and excellent amenities, the town offers a variety of local shops, cafés, restaurants, and supermarkets, along with independent boutiques catering to both everyday needs and leisure. Residents can enjoy the scenic Vines Park and Lido Park, with the popular Droitwich Spa Lido providing a refreshing outdoor pool in the summer months. For sports enthusiasts, Droitwich Leisure Centre offers fitness facilities, while the Droitwich Golf & Country Club enhances the town’s appeal.

Families in Droitwich benefit from a range of well-regarded schools, including Witton Middle School, Westacre Middle School and Droitwich Spa High School. Additionally, nearby independent schools such as RGS, The Kings School Worcester and Bromsgrove School provide further educational options.

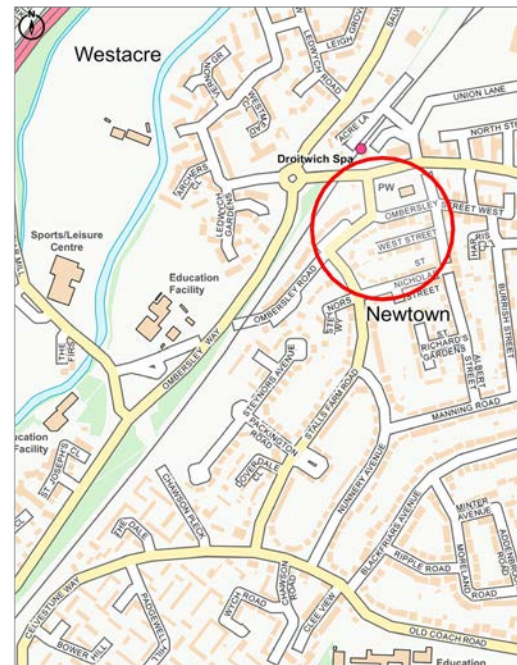
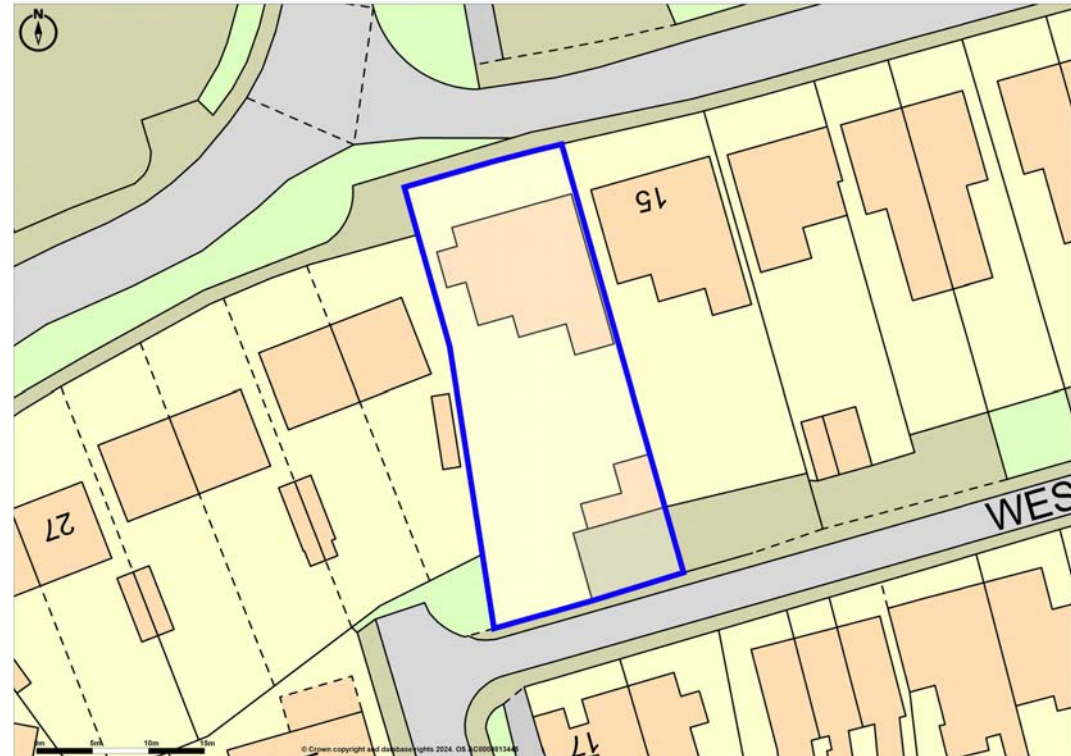
Transport links in Droitwich Spa are excellent, with the M5 motorway providing routes to Birmingham, Worcester and beyond. Droitwich Spa Railway Station offers regular train services to Birmingham, Worcester and other major cities, making it a convenient location for commuters. The town is also well-served by local bus routes, connecting residents to surrounding towns and villages. With its blend of amenities, green spaces and strong transport connections, Droitwich Spa is a desirable location for families, professionals and those seeking a welcoming community atmosphere.

Services

The property benefits from mains gas central heating, electricity, water and drainage.

Council Tax

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

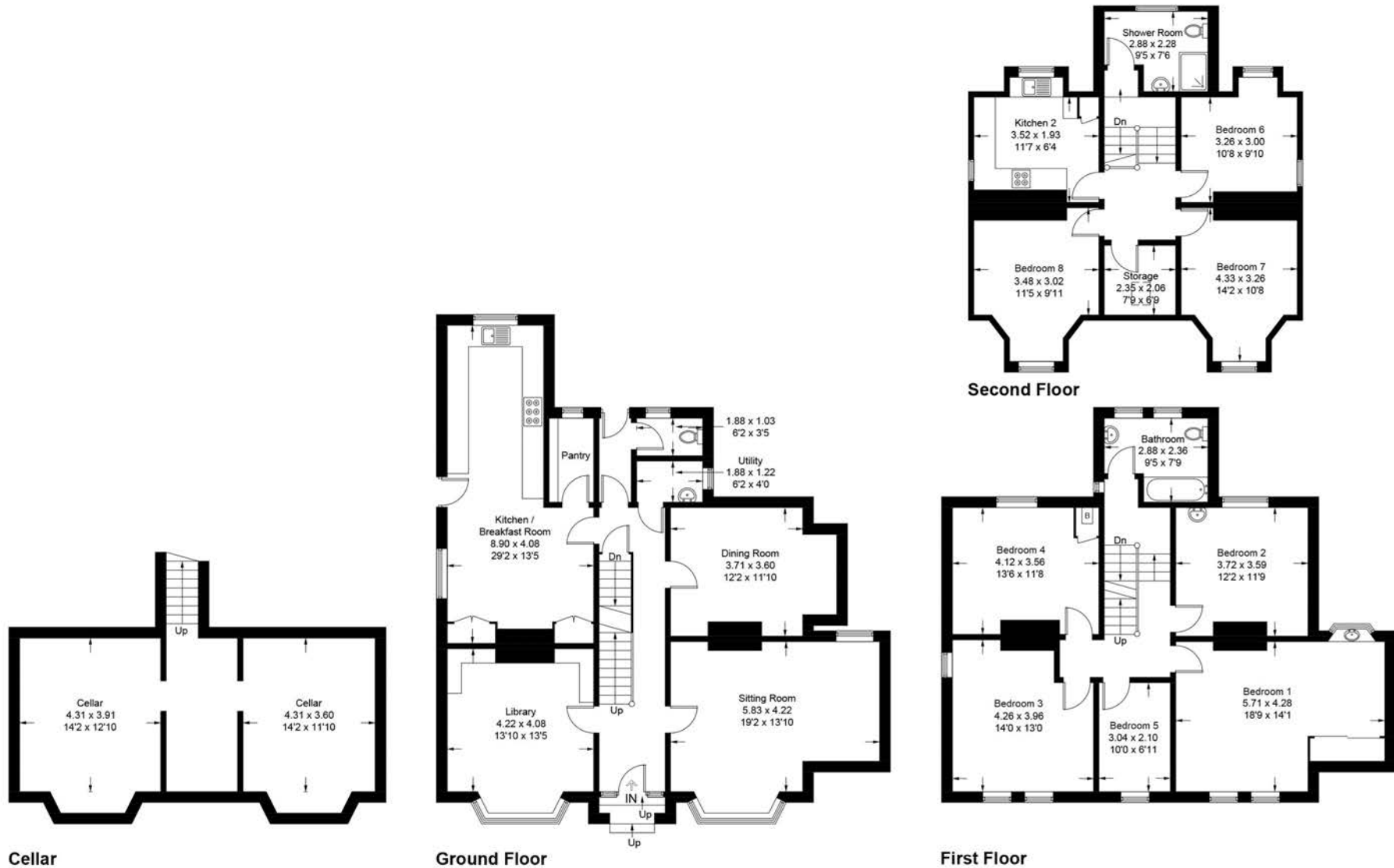


Belvoir House, 17 Ombersley Road

Approximate Gross Internal Area = 277.8 sq m / 2990 sq ft

Cellar = 47.3 sq m / 509 sq ft

Total = 325.1 sq m / 3499 sq ft



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



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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