

**Andrew Grant**  
PRESTIGE & COUNTRY



# Lilac Cottage

High Park WR9 0AG



# Lilac Cottage

Worcestershire, WR9 0AG

**4 Bedrooms**    **3 Bathrooms**    **3 Receptions**

“A beautiful countryside cottage offering expansive living space and an exceptional garden, making it an idyllic place to call home...”

Scott Richardson Brown CEO



- A charming detached red brick cottage set within the picturesque Worcestershire countryside is ideal for those seeking a peaceful life.
- With nearly 2,500 sq. ft. of versatile living space, this home blends rustic charm with modern comfort.
- Beautifully landscaped gardens, flat lawns and a courtyard area offer a serene outdoor sanctuary for family life and entertaining.
- A gated driveway leads to ample parking and a double garage, ensuring privacy and security for homeowners.
- This home enjoys a tranquil setting while remaining close to local amenities in Droitwich Spa, Ombersley and Worcester.
- An impressive EPC rating of C, particularly noteworthy for a property of this calibre.

2424 sq ft / 225.1 sq m



## The entrance hall

Upon entering the property, you are welcomed by a spacious and inviting reception hall with a split-level design, featuring a few steps leading to the main living areas. A staircase provides access to the first floor, while charming tiled flooring enhances the hall's character, offering a tasteful introduction to the home's blend of style and functionality, with access to all key living spaces.



## The dining area

Adjacent to the entrance hall is a versatile space that could serve as a dining area, seamlessly blending into the open-plan layout. French doors to the rear open onto the courtyard garden, while a door provides direct access to the kitchen.



## The kitchen

This charming farmhouse-style kitchen with tiled flooring is well-equipped with an electric AGA, a two ring ceramic hob integrated into the work surface, matching wall, base and drawer units and a Belfast sink with a drainer overlooking the garden. French windows open into the conservatory, offering lovely garden views and creating a perfect space for entertaining and family gatherings. Additionally, a stable door provides direct access to the garden.





## The conservatory

Located just off the kitchen, the expansive conservatory offers an inviting space for both entertaining guests and enjoying uninterrupted garden views throughout the year. This versatile room comfortably accommodates various furnishings while seamlessly connecting to the patio and garden, enhancing the home's indoor-outdoor flow.



## The living room

At the far end of the property lies the expansive, character-filled living room. The space boasts vaulted ceilings with exposed wooden beams and trusses, adding to its airy, open feel. Dual aspect windows bathe the room in natural light, while a woodburner set within an exposed brick fireplace, topped with a wooden mantelpiece, serves as the room's focal point. This is the perfect setting for hosting guests or enjoying cosy evenings by the fire.



## The family room/bedroom four

The family room is a spacious and versatile area within the home, currently serving as both an additional sitting room and office space. It features dual aspect windows which bathe the room in natural light, built-in hinged wardrobes and a door that opens directly onto the garden, creating an airy atmosphere. With ample space to accommodate a double bed and direct access to the shower room, this room could easily be transformed into a comfortable fourth bedroom.







## The shower room

Located on the ground floor is this spacious and sophisticated shower room, ideal for single storey or multi-generational living. The space features a walk-in rainfall shower, a WC and a washbasin, ensuring ultimate convenience to the ground floor space.



## The landing

At the top of the staircase, you are greeted by an expansive gallery landing that exudes character, featuring a vaulted ceiling with exposed wooden beams that highlight the charm of this beautiful cottage. The landing provides direct access to all the bedrooms and the family bathroom, while eaves storage along the way offers convenient additional space for the home.



## The principal bedroom

The principal bedroom is a charming retreat, featuring vaulted ceilings and dual aspect windows that flood the room with natural light, creating a bright and airy atmosphere. The space is thoughtfully designed with bespoke built-in wardrobes and additional eaves storage, offering both functionality and spaciousness. This serene and well-appointed bedroom provides the perfect environment to relax and unwind.





## Principal en suite

The principal bedroom also benefits from its own well-appointed en suite. The space features a walk-in shower, a WC, a washbasin and a window which provides wonderful countryside views.



## Bedroom two

Bedroom two is a charming and distinctive space within the cottage, comfortably accommodating two single beds. The room features exposed wooden beams and a vaulted ceiling with a Velux skylight, adding to its character and filling the space with natural light. An additional window frames picturesque countryside views, enhancing the room's appeal.





## Bedroom three

Bedroom three is a spacious double room featuring vaulted ceilings and exposed wooden beams, creating a warm and inviting atmosphere. Dual aspect windows offer views of the side garden of the property, while the bespoke built-in walk-in wardrobe provides ample storage. This thoughtfully designed room offers both comfort and charm, making it an ideal space to unwind.





## The bathroom

Located along the landing, the bathroom boasts vaulted ceilings, exposed wooden beams and a Velux skylight, adding to its character and charm. The space is equipped with a walk-in shower cubicle, a freestanding roll-top bath, WC and washbasin, along with convenient access to eaves storage. This thoughtfully designed bathroom blends functionality with style to the cottage.



## The gardens

The gardens are a standout feature of the property, offering expansive lawns perfect for families, mature trees and a beautifully landscaped patio area with abundant planting beds at the rear. The lawn, accessible from the patio via several steps, wraps around the property, creating a serene green space to enjoy year-round. At the far end of the garden, an additional seating area provides a peaceful retreat for quiet reflection, surrounded by the beauty of the countryside.









## The courtyard

At the front of the property lies a charming courtyard, offering an additional outdoor space enhanced by a water feature, raised flower beds and ample seating. This area also benefits from solar panels that contribute to powering the home. A side entrance to the property and a gate providing access to the driveway complete the courtyard's functional and attractive design.





## The driveway & garage

The property also features a spacious double garage with electric up and over door, and electric car charging point. A wooden gated entrance opens onto a gravelled driveway, providing ample off-road parking for multiple vehicles enhancing the overall convenience and appeal of this property.



## Location

Lilac Cottage is ideally situated in the Worcestershire countryside between Ombersley and Droitwich Spa, offering a perfect blend of rural tranquillity and convenient access to local amenities. Known for its picturesque surrounding, this home is within close proximity to traditional pubs, village stores and farm shops. The city of Worcester offers a wider range of amenities including supermarkets, boutique shops, restaurants and leisure facilities.

Families will appreciate the excellent selection of well-regarded local schools, including Ombersley Endowed First School and The Droitwich Spa High School and Sixth Form Centre, both known for providing strong educational foundations. For those seeking private education, nearby Worcester offers prestigious institutions such as King's School Worcester and the Royal Grammar School, both renowned for their academic excellence.

The location also benefits from strong transport links. The nearby A449 connects to the M5 motorway, making travel to Worcester, Birmingham, and beyond easy and convenient. Droitwich Spa railway station offers direct train services to Birmingham and Worcester, ensuring smooth commutes for both business and leisure. This prime location combines the serenity of countryside living with easy access to modern conveniences and transport routes.

## Services

This property benefits from mains electricity, mains water, oil fired central heating, a septic tank and broadband.

## Council Tax

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





# High Park, Ombersley Road, Droitwich, WR9

Approximate Area = 2424 sq ft / 225.1 sq m

Limited Use Area(s) = 244 sq ft / 22.6 sq m

Garage = 380 sq ft / 35.3 sq m

Store = 17 sq ft / 1.5 sq m

Total = 3065 sq ft / 284.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Andrew Grant. REF: REF: 1202180



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