



**8 Mantle Close**

Copcut, Droitwich WR9 7JG

**Andrew Grant**



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 **5 Bedrooms**    **3 Receptions**    **3 Bathrooms**

Freehold / 2,270 sq. ft.

### KEY FEATURES:

- Impeccably stylish family home
- Prestigious development
- Significantly upgraded
- Stunning kitchen dining living room
- Utility room and cloakroom
- Five double bedrooms
- Two contemporary styled en-suites
- Beautifully landscaped rear garden
- Four-car driveway
- Detached double garage

An exquisite five-bedroom detached residence, proudly portraying one of the larger styles within this prestigious development.

Immaculately presented and stylishly decorated, this home offers an unparalleled living experience. The ground floor features Karndean flooring, seamlessly connecting each room and creating an elegant ambiance throughout. This meticulously designed and thoughtfully upgraded residence is the epitome of modern living, where every detail has been considered to provide the utmost comfort and style.

On the ground floor, you will discover a welcoming and spacious hallway, a comfortable living room, a versatile dining room/playroom, an inviting open-plan kitchen dining living room, a practical utility room, a dedicated study and a contemporary WC.

Ascend to the first floor, where luxury awaits. The master bedroom beckons with its dressing room and en-suite, while bedroom two also boasts its own en-suite. Three additional double bedrooms and a well-appointed family bathroom complete this level.



Outside, a sizeable driveway accommodates four cars, complemented by a detached double garage providing additional parking and storage. The rear garden is an outdoor haven showcasing the meticulous planning and design that has been infused into every corner of this generously sized garden, seamlessly integrating multiple functional areas, including a large seating space, an expansive al fresco dining area, a dedicated hot tub space, a flourishing vegetable garden, a sun-soaked patio and a spacious lawned expanse.

### Situation

Nestled on the south side of Droitwich Spa, this distinguished development consists of contemporary homes designed for those in pursuit of a high-quality family lifestyle in a brilliantly connected area. Droitwich Spa has a rich history, evolving from a Roman settlement perched above a natural brine spa into a vibrant and modern town tailored for contemporary living. The town boasts a lively centre and a diverse range of leisure activities, including two meticulously maintained parks, an open-air lido, a leisure centre and the recently restored Droitwich Spa canal network. This network, a paradise for walkers, cyclists and nature enthusiasts, spans 21 miles, encircling Droitwich and offering breathtaking views before meeting the River Severn in Worcester. Located just a few miles northeast of Worcester, Droitwich Spa enjoys convenient access to major commuter routes, situated on the main A38 between Birmingham and Bristol and within a short distance from the M5 and M42 motorways. The town's railway station, located just outside the town centre, provides regular services to Birmingham, Worcester, Kidderminster and Stourbridge. It also forms part of the Western main line, facilitating travel to the North and South of the UK.

### Description

Approached over a thoughtfully landscaped fore garden, 8 Mantle Close impresses with its entrance at the centre of the property, featuring an open porch leading to the front door. Meandering pathways guide you along the side of the residence, unveiling a sizable driveway accommodating four cars, while a detached double garage to the side offers additional parking and ample storage within.

Upon crossing the threshold, a spacious hallway welcomes you with a central turning staircase ascending to the galleried landing above. Adorned with gorgeous herringbone-style Karndean flooring, this inviting space not only unveils practical storage solutions beneath the stairs but also presents two additional storage cupboards. The elegant décor provides a tantalizing preview of the home's overall ambiance.



A well-appointed study off the hallway offers delightful views through its front-facing window. Luxurious Karndean flooring adds charm and the room easily accommodates a large desk, making it the perfect spot for those who work from home.

The exceptionally light and spacious living room captivates with its classic dark wood Karndean flooring, creating a truly exceptional space for relaxation. The remarkable 2.5-meter-high ceilings, featured in all the rooms within this home, elevate the sense of spaciousness, creating a delightful and airy atmosphere throughout the entire property. A front-facing window and double doorway open to the rear, seamlessly connecting this room to the dining room.

With its beautiful dark wood Karndean flooring extending from the living room, the dining room serves as an ideal setting for formal celebrations. Currently utilised as a playroom, this versatile space is illuminated by French doors opening to the rear patio.



At the heart of this home lies a beautiful open-plan kitchen, boasting ample space for dining or living. Stylish shaker-style wall and base units, along with high-end appliances such as a double eye-level oven and a five-burner gas hob, make this kitchen a culinary haven. Sumptuous herringbone-style Karndean flooring complements the units and extensive worktop space incorporates a breakfast bar and a one-and-a-half bowl sink with a drainer and mixer tap pleasingly set before a window overlooking the rear garden.

Adjacent to the kitchen, the dining/living area bathes in natural light through its side windows and French windows at the rear, creating a seamless connection with the generously sized garden, this area brings the outside in, particularly during the summer months. There is also ample space for a large dining table and chairs.

Conveniently positioned off the kitchen, a utility room with wall and base units, a sink and space for a washing machine and space for a tumble dryer adds practicality to the home.

Completing the ground floor amenities is a contemporary WC featuring a low-level WC and washbasin, adding functionality to this impeccably designed residence.





### First floor

Ascending the staircase, a gallery landing gracefully unfolds, providing access to the bedrooms and family bathroom. Meticulously decorated to harmonise with the hallway, the landing exudes a cohesive and exquisite aesthetic. Furthermore, a spacious airing cupboard houses the boiler tank.

The master bedroom commands attention with stunning open views to the front. Adorned with luxurious Karndean flooring and stylish décor, it creates an exquisite boudoir that seamlessly transitions into a dressing room featuring an array of wardrobes. The en-suite shower room, styled in contemporary fashion, includes a low-level WC, washbasin and a shower cubicle boasting both a rainfall shower head and a hand-held shower attachment. An obscure-glazed window provides privacy and natural light.



Impeccably styled, the family bathroom serves as a luxurious retreat, featuring a contemporary suite that includes a low-level WC, washbasin, bathtub and a separate shower cubicle equipped with a rainfall shower head and a separate hand-held shower attachment. The ensemble is finished by an obscure-glazed window.

Bedroom two, a generously sized and tastefully decorated double bedroom, treats occupants to pleasant garden views from its rear-facing window. This delightful room is adorned with quality Karndean flooring and boasts a stylish en-suite shower room, complete with a low-level WC, washbasin and a shower cubicle.





The remaining bedrooms, two situated to the front and one to the rear, each stand as beautifully presented double bedrooms, offering lovely views through their respective windows.



### Gardens and grounds

Undergoing a substantial transformation, the rear garden now boasts a remarkable layout, highlighted by an expansive paved patio that stretches across the width of the property. Complementing this, a block-paved pathway gracefully winds down the side of the well-kept lawned garden. The patio, generously sized, serves as an ideal setting for alfresco dining and entertaining, while the expansive lawned area beyond offers a high-quality, family-friendly outdoor space.

Within this wonderful garden, various distinct zones unfold, each contributing to the overall charm of this quality outdoor space. A concrete pad measuring 5 meters x 4.5 meters, provides a sturdy foundation for the trampoline and duck run. Moving beyond, a further patio beckons, where the hot tub is housed, inviting relaxation amidst this tranquil setting. Further exploration leads to the vegetable garden, where the winding pathway guides you to a second concrete pad that supports the greenhouse equipped with a water supply. Moreover, tucked away at the side of the garden, there is hardstanding that accommodates a large shed.

Embraced by a variety of trees, the garden ensures a sense of seclusion and privacy, creating a serene retreat. Enclosed by timber fencing, this private garden is further enhanced by the convenience of a secure gate at the side, providing access to both the side and front of the property.

### Services

Mains gas, electricity, water and drainage. Broadband is available at this property.

Council tax band - G.



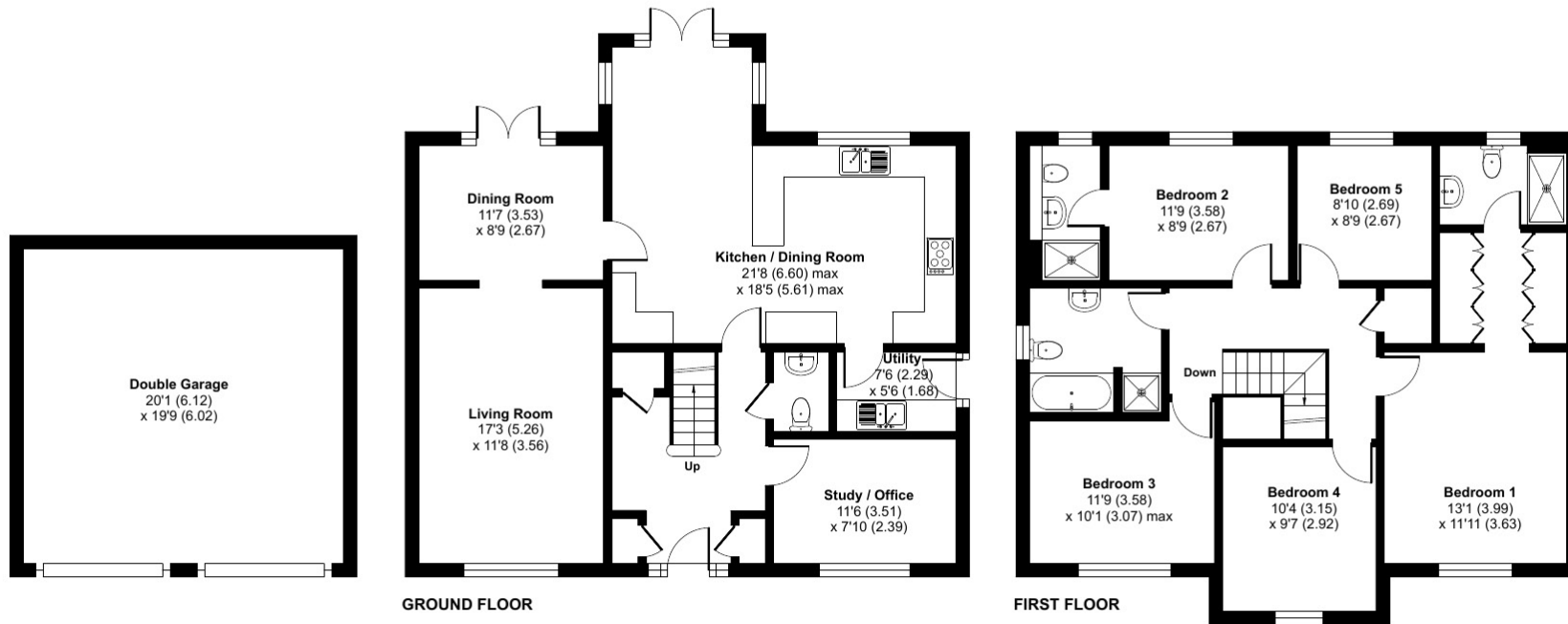
# Mantle Close, Copcut, Droitwich, WR9

Approximate Area = 1870 sq ft / 173.7 sq m

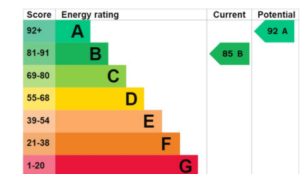
Garage = 400 sq ft / 37.1 sq m

Total = 2270 sq ft / 210.8 sq m

For identification only - Not to scale



**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.





**Andrew Grant**  
T: 01905 734 734  
E: [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

