



**4 Pear Tree Way**

Wychbold, WR9 7JW

**Andrew Grant**

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**5 Bedrooms    3 Bathrooms    3 Reception Rooms**

A generous five bedroom family home with spacious rooms, a bright conservatory, mature gardens and excellent parking, set within a secluded cul-de-sac in a desirable Wychbold location close to key amenities.

- Well proportioned detached five double bedroom home with three bathrooms.
- Multiple reception areas with a conservatory and adaptable layout.
- Mature rear garden with lawn, patio, fruit trees, fruit bushes and vegetable patch.
- Driveway with ample parking and an integrated double garage.
- Convenient village setting in a quiet cul-de-sac, close to shops, schools, local park and transport links.
- Excellent access to M5 Junction 5, bus routes and national rail links.

4 Pear Tree Way is a stunning and spacious detached home occupying a prestigious location in Wychbold. Positioned on a no through road, it is ideal for families and commuters, with generous, well-arranged accommodation suited to modern family living. The ground floor includes a spacious sitting room, dining room, breakfast room and a bright conservatory, along with a practical kitchen, utility room, cloakroom and direct access to the integrated double garage. Upstairs, five comfortable double bedrooms provide excellent flexibility for family life, guests or home working, with four benefiting from fitted wardrobes and two benefiting from en suite bathrooms. A further family bathroom completes the layout. The home also benefits from a large, boarded loft with shelving, lighting and a pull-down ladder, providing excellent additional storage. Outside, the property enjoys an attractive frontage in a quiet cul de sac, with a driveway offering ample parking and a double width garage. The rear garden provides a peaceful setting with a lawn, patio and established planting, including fruit trees and bushes and a productive vegetable plot. The home offers a pleasing balance of privacy and convenience, with village amenities and transport links close at hand.

**2358 sq ft (219.1 sq m)**





## The kitchen and breakfast room

The kitchen and breakfast room together form a generous and inviting setting that supports both daily routines and relaxed family dining. The kitchen provides extensive work surfaces, integrated appliances and well arranged cabinetry that create a practical environment for cooking, with a wide garden-facing window that brings in natural light and frames a pleasant outlook.





The breakfast room extends from the kitchen and offers a bright and uplifting space with a vaulted ceiling and a feature arched window that adds character. Multiple garden views and direct access to the conservatory allow the room to serve as a welcoming place for meals and informal gatherings. The adjoining utility room further enhances everyday convenience.





## The living room

The living room is a generous and welcoming space positioned at the front of the home. A large window brings in natural light and offers a pleasant outlook. The feature fireplace and surrounds creates an attractive focal point and the fitted shelving provides useful storage. Its size supports flexible arrangements for relaxation or entertaining and its position off the hallway and the double French doors to the dining room/study enhances the flow through the ground floor.







## The dining room

The dining room, currently used as a study, sits at the centre of the ground floor and provides a well proportioned space for family meals or entertaining or as a work space. Double doors open to the conservatory and a second set to the living room which enhances the sense of connection with the garden and living space and creates a pleasant flow through the home.





## The conservatory

The conservatory provides a bright and uplifting space with wide views over the rear garden. Its glazed structure creates a natural link between the indoor accommodation and the outside setting, making it an appealing place to enjoy throughout the year. Doors open directly to the garden which enhances its versatility for relaxation or entertaining and adds a valuable additional living area to the ground floor.





## The utility room

The utility room provides a practical and well arranged space that supports the kitchen and enhances day to day convenience. It includes work surfaces, storage and plumbing for appliances together with a sink for household tasks. A door leads directly to the outside which is ideal for managing laundry and garden use. Its position beside the kitchen and large understairs store adds to the efficient layout of the ground floor.





## The hallway and cloakroom

The hallway creates an impressive introduction to the home with a welcoming sense of space and a clear view towards the main living areas. The central staircase forms an attractive feature and provides easy access to the first floor. The cloakroom is positioned conveniently off the hall and includes a WC and basin, offering useful facilities for guests and day to day family living.





## The primary bedroom

The primary bedroom provides an inviting and well arranged space with a wide window that brings in plenty of natural light. Fitted wardrobes along two walls offer generous storage and help maintain an organised setting. Its position across the landing creates a peaceful retreat within the home, further complimented by its own private en suite. The current owners say that the view across just trees and fields is a delight in the mornings.





## The primary en suite

The primary ensuite provides a practical and private setting that enhances the appeal of the main bedroom. It includes a generous shower enclosure, WC and a pedestal basin, creating a well arranged space for daily use.



## The second bedroom

The second bedroom offers an attractive and well arranged space with a wide window that brings in natural light and a peaceful outlook. A useful dressing area is set to one side, providing practical storage opportunities and helping to keep the room organised. The room also benefits from a large fitted wardrobe and direct access to its own en suite





## The second ensuite

The en suite to the second bedroom includes a shower, WC and basin, all arranged for practical everyday use. Tiled walls make maintenance easy, and a window brings in natural light and ventilation.





## The third bedroom

The third bedroom provides a generous and well arranged space that suits a range of uses. A wide window introduces natural light and offers a pleasant outlook across the surroundings. This room could comfortably serve as a further family or guest room, as well as a home workspace.





## The fourth and fifth bedrooms

The fourth and fifth double bedrooms provide welcome flexibility for family life or visiting guests. Both rooms enjoy pleasant outlooks and generous proportions that lend themselves to a variety of uses with the fourth bedroom having a generous fitted wardrobe. Whether arranged as peaceful sleeping spaces, a study or a creative area, they offer excellent versatility.





## The family bathroom

The family bathroom is well arranged and includes both a bathtub, separate shower, WC and a wash basin, creating a well- arranged space for daily use. A window brings in natural light, while an airing cupboard on the upstairs landing encloses a large hot water tank and provides additional storage.





## The garden

The garden offers a private, welcoming outdoor space with a lawn, patio and mature planting. An apple tree and a variety of fruit bushes, including raspberry, gooseberry, blueberry, and blackcurrant, provide opportunities for home-grown produce. Jasmine and honeysuckle line one boundary, adding fragrance and seasonal colour.



Two garden sheds offer practical storage, while the greenhouse is not included in the sale, but may be available by separate negotiation. This outdoor space is well-suited to al-fresco dining, gentle gardening, or simply unwinding in a quiet, natural setting.





## The driveway and garages

The property includes a driveway that offers convenient access and ample parking for multiple vehicles. This leads directly to the integrated double garage, providing both secure parking and additional storage. The garage is fitted with power and lighting. The frontage creates a welcoming first impression, including an established pear tree and ensures easy access for residents and visitors alike.

## Location

4 Pear Tree Way sits in a well-regarded village that balances convenience with a strong sense of community. Wychbold offers everyday essentials including local shops, a post office, cafés and healthcare facilities, while larger supermarkets and leisure amenities are easily reached in Droitwich Spa and Bromsgrove. There is a village hall, a sports & social club open to all, and a popular and well equipped local park that includes a community sensory garden, community allotments a community orchard and a football pitch. Other local amenities include Wychbold First and Nursery School with further primary and secondary options available in Droitwich Spa, Bromsgrove and Worcester, Webbs Garden Centre and a public house.

Transport links are a key strength of the location. The M5 is close by, providing straightforward routes to Worcester, Birmingham and the wider Midlands. Droitwich Spa, Bromsgrove and Worcester railway stations offer regular regional services with Worcester Parkway providing direct links to Birmingham, London and beyond. Reliable bus routes also connect the village to surrounding towns.

The area features attractive countryside, walking routes and green spaces, with more parks, sports clubs and leisure facilities in Droitwich Spa and Bromsgrove supporting a range of interests. Wychbold offers a friendly and active community with a residents association and frequent community events such as carol singing, apple festivals and annual fetes along with a convenient lifestyle with easy access to transport, amenities and schools, an appealing choice for those seeking a well connected yet settled place to call home.

## Services

The property benefits from double glazing throughout, gas central heating via a regularly serviced Ideal boiler, mains water, mains drainage, mobile phone coverage and fast broadband.

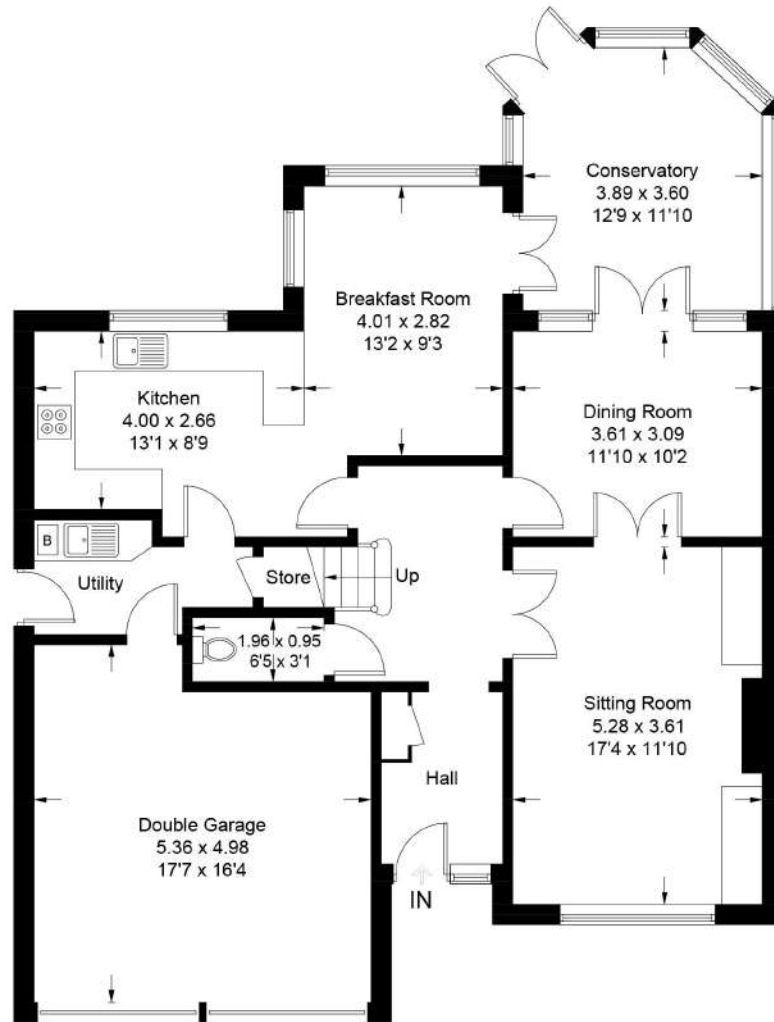
## Council Tax

The Council Tax for this property is Band G.



# 4 Pear Tree Way, Wychbold

Approximate Gross Internal Area = 219.1 sq m / 2358 sq ft  
(Including Double Garage)



**Ground Floor**



**First Floor**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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



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