



**Southall Farm Doverdale, Droitwich, WR9 0QB**

**BERRIMAN**  
**EATON**



ST. MARY'S

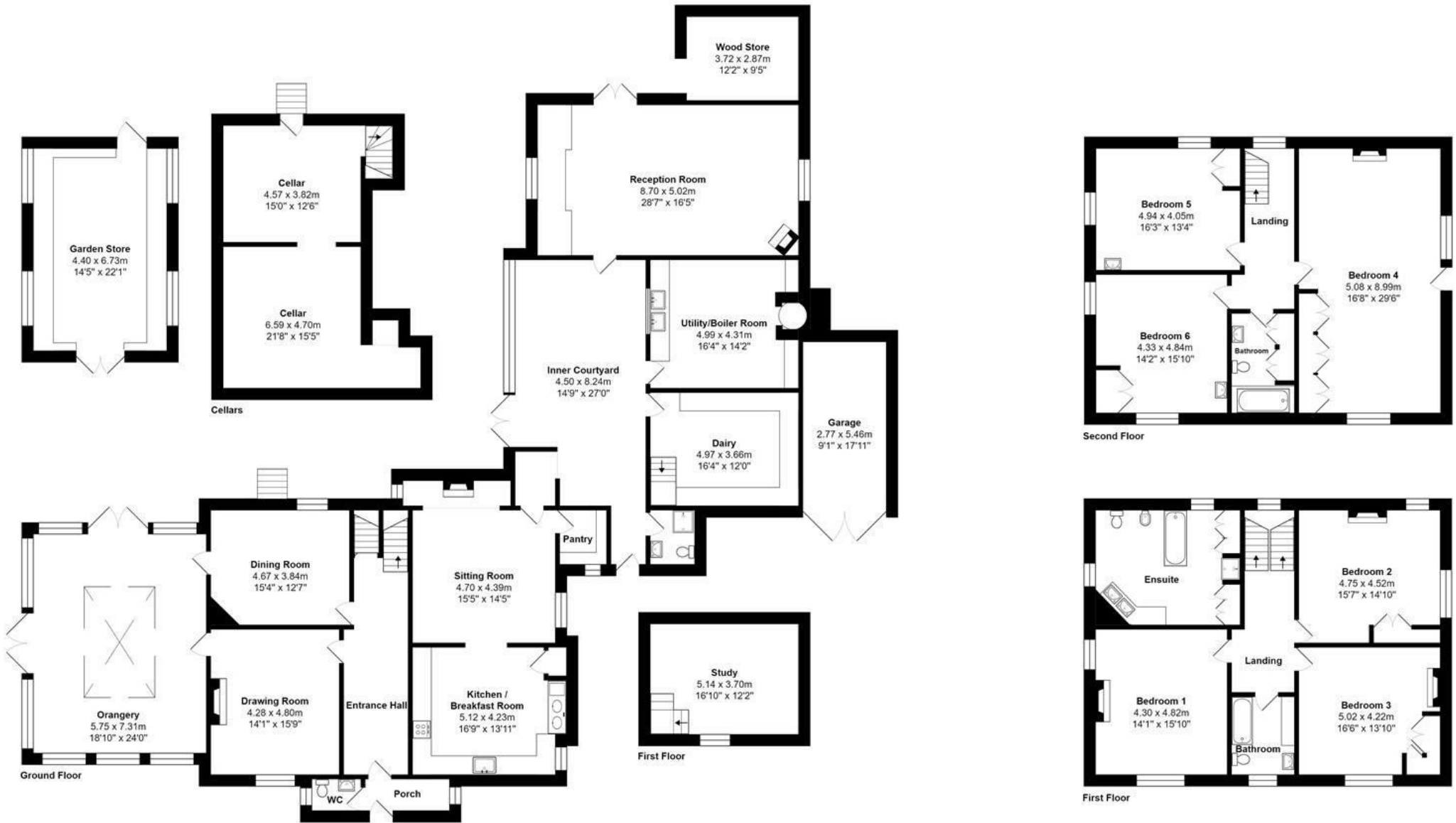
DOVERDALE



## Southall Farm Doverdale, Droitwich, WR9 0QB

A splendid country house with generous accommodation nestling along a no through lane amidst glorious Worcestershire countryside.

Southall Farm, Southall Lane, Doverdale, WR9 0QB



Total Approx Area: 642.0 m<sup>2</sup> ... 6911 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.

## LOCATION

A convenient location ideal for commuting with the lifestyle benefits of Ombersley, Droitwich Spa and Worcester City all close at hand

Doverdale, Between Ombersley & Cutnall Green, Worcestershire

Southall Farm is located on the outskirts of the small village of Doverdale a small hamlet nestled between Ombersley & Cutnall Green within easy reach of the centre of Worcester. Doverdale has a public house, church and a fuel station with local Spar.

The nearby thriving village of Ombersley which has been named as one of the most desirable places to live in the UK has a popular delicatessen that includes a butchers and coffee shop, several public houses, fine dining at the Venture Inn restaurant, tennis and cricket clubs, a church, doctor's surgery and dentist. There are also several farm shops in the locality.

Nearby Droitwich Spa has a Waitrose and a mainline station with trains running regularly to Birmingham, with onward connections to London.

The county town and cathedral city of Worcester lying on the banks of the River Severn provided High Street and boutique shopping and is home to one of England's great cathedrals, County cricket ground Premiership rugby club, racecourse and university. There are large Waitrose stores in both Worcester & Droitwich.

The newly opened Worcester Parkway Railway Station on the East side of the City off J7 of the M5 is significant for commuters to the capital with much reduced travel times. Education is well catered for within the County with an enviable mix of schooling in both the state and independent sectors. Notable schools within Worcester itself are the Royal Grammar School and the Kings School, both of which have excellent prep schools. Malvern College and the highly regarded Bromsgrove School are also nearby. A local village primary school is 2 miles away at Sytchampton.

## MILEAGES

Ombersley village centre 3 miles, Droitwich Spa 4 miles Worcester 9 miles, M5 (J5) 5 miles, M5 (J6) 8 miles, Birmingham 25 miles (All distances and times are approximate)

## DESCRIPTION

A handsome period country home with origins believed to date back to the 1600's (6,914 sq ft) This wonderful family home has 5 formal reception rooms and 6 bedrooms set upon 3 floors all set with beautiful grounds which extend to just under 3 acres including a south facing lawned area and potential to create a pony paddock. A walled garden screens the heated swimming pool. All of which provide the perfect setting for the larger family looking for a convenient yet rural retreat.

There are several reception rooms offering flexibility within the ground floor accommodation and the potential to create additional rooms if so required.

To the front of the house there is a formal drawing room with handsome period fireplace and open fire as the main focal point, off which lies the simply stunning orangery, constructed in 2019 by the highly regarded local firm Rebate Conservatories, this elegant timber and glazed space has been designed to connect the main reception rooms whilst enjoying the beautifully landscaped gardens thus providing a wonderful area for large scale entertaining. It features Italian marble flooring with underfloor heating, electrically operated shutters and a feature ceiling lantern with remote controlled opening. The formal dining room can also be accessed from this room. Across the hall a further sitting room with impressive inglenook fireplace and log burning stove is open to the kitchen creating a large social and contemporary space for more casual dining and living. The refitted kitchen centres around a four oven Aga.

Off the kitchen a covered inner courtyard has the potential to create an additional room, overlooking the garden it would make a superb games room. The laundry room and shower room servicing the pool lead off this area. There is also a door to a traditional dairy with study above and a further charming reception room with vaulted ceiling, exposed beams and stonework and a small feature Mistrel gallery. This atmospheric room would be wonderful for entertaining.

A turning staircase leads to the first floor of the house, off which are three double bedrooms with feature fireplaces and built-in wardrobes served by a family bathroom. One of the three bedrooms on the first floor is the principal bedroom, which has the benefit of a large en suite/dressing room.

On the top floor are three further double bedrooms with built-in wardrobes and a family bathroom. On this floor bedroom 4 is particularly large, offering scope to be subdivided into two rooms.

## OUTSIDE

A large proportion of the lane leading to the property forms part of Southall Farm, which can be found at the very end of this shared lane, and in all extends to just under 3 acres.

Five-bar gates open to courtyard parking in front of a single attached garage.

There are extensive south-facing lawned grounds of about 1.94 acres with scope to fence off part to create a pony paddock.

Some years back, part of the gardens were professionally landscaped by Marigold Webb who was a past owner of Webbs of Wychbold. There are also useful garden and wood stores and a greenhouse.

At the side of the house is a walled garden with a heated outdoor swimming pool that has built-in steps, and a paved terracing surrounding

A public footpath route crosses the property and further details are available from the agent.

On the opposite side of the lane is a paddock and copse of about 0.24 acres that houses the sewage treatment plant.

Services Mains electricity. LPG fired AGA and central heating. Private well water. Private sewage treatment plant. Heated swimming pool via an air source heat pump.

Directions (WR9 0QB) Please note that sat nav will not take you directly to the property Please locate via What3Words ([www.what3words.com](http://www.what3words.com)), reference: [///bonfires.guideline.shock](http://bonfires.guideline.shock) Turn on to Southall Farm Cottages Lane, signposted for St Mary's Church Doverdale, and proceed for just under 1 mile to the very end of the no-through lane and Southall Farm will be found on the right.

## SERVICES

COUNCIL TAX BAND G— Wychavon District Council 01386 565000

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast is available

Mobile – Ofcom checker shows 4 of the main providers likely cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

£1,250,000

EPC: F

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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