



Westwood Park

Droitwich | Worcestershire

FOX  TOWN & COUNTRY HOMES

## Westwood Park, Droitwich, Worcestershire

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- \* The Sale Includes:- Fully Furnished Throughout and BMW Car
- \* Completely refurbished within the past two years to an impeccable standard
- Located within historic Westwood House, dating back to circa 1600
- \* Over 2 acres of gardens
- The Elizabethan Suite offers Grade I listed architecture with modern conveniences.
- Picturesque rural setting near Ombersley and Droitwich Town
- Close-knit community with amenities - tennis clubs, country walks, and Cricket Club
- Proximity to esteemed educational institutions like Kings Hawford and Bromsgrove Junior
- Four impeccable bedrooms with en-suite facilities for comfort and privacy
- \* Guest Suite accommodation which is separate
- Opulent master bedroom suite exuding luxury
- Captivating drawing room with high ceilings and majestic fireplace
- Beautifully appointed kitchen connected to adjacent sitting room.
- Extensive wine cellars and storage rooms for connoisseurs
- Two Single garages and private parking
- Own a piece of history with The Elizabethan Suite at Westwood House - 6,459 sqft
- Epitome of refined living blending past and present for an extraordinary lifestyle





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Situated within the historic and illustrious Westwood House, dating back to the era of John Packington circa 1600, The Elizabethan Suite stands as a testament to timeless elegance and refined living. 6,459 sq.ft, Offering a blend of Grade I listed architecture and 21st-century conveniences, this residence is truly unparalleled.

Set in a picturesque rural setting, yet conveniently commutable from the charming village of Ombersley and Droitwich Town, Westwood House provides the perfect balance between tranquility and accessibility. Residents can relish in the close-knit community of Ombersley, boasting amenities such as tennis clubs, scenic country walks, and a Cricket Club. For families, esteemed educational institutions like Kings Hawford and Bromsgrove Junior are just a stone's throw away, ensuring top-notch schooling. Additionally, primary and secondary schools in Ombersley and Droitwich are within easy reach, making Westwood House an ideal home for families seeking both prestige and practicality.

The Elizabethan Suite has four impeccable bedrooms and a separate guest suite all with en-suite facilities for utmost comfort and privacy. The opulent master bedroom suite serves as a private oasis exuding luxury at every turn.

Entertain guests in the captivating drawing room; high ceilings and a majestic fireplace that adds a touch of grandeur to any gathering. Sunlight streams through large windows, creating an inviting ambiance that is both warm and welcoming. The





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beautifully appointed kitchen, seamlessly connected to an adjacent sitting room, perfect for casual dining or relaxed evenings. For the connoisseurs, extensive wine cellars and storage rooms offer ample space to house your prized collections.

With a double garage and designated guest parking, whether hosting gatherings or embarking on everyday errands, ample parking ensures hassle-free living for residents and visitors alike. The Elizabethan suite - own a piece of history that transcends time. Discover the epitome of refined living where the past seamlessly merges with the present to create a truly extraordinary lifestyle.

Council Tax Band - G

Mains Water

Septic Tank

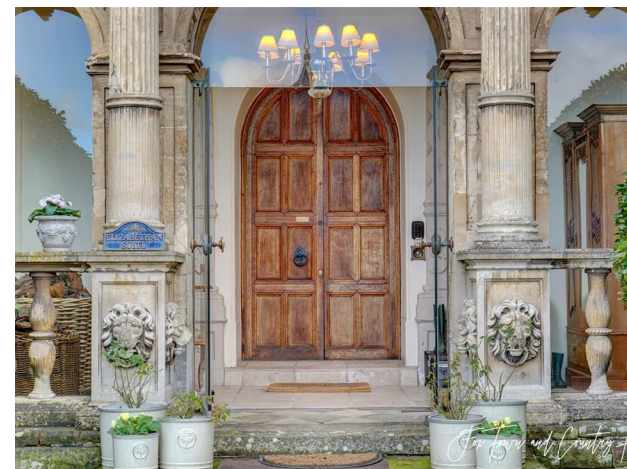
Mains Electricity

Fibre Broadband

Fisher Electric Heating

Administrative Deposit:

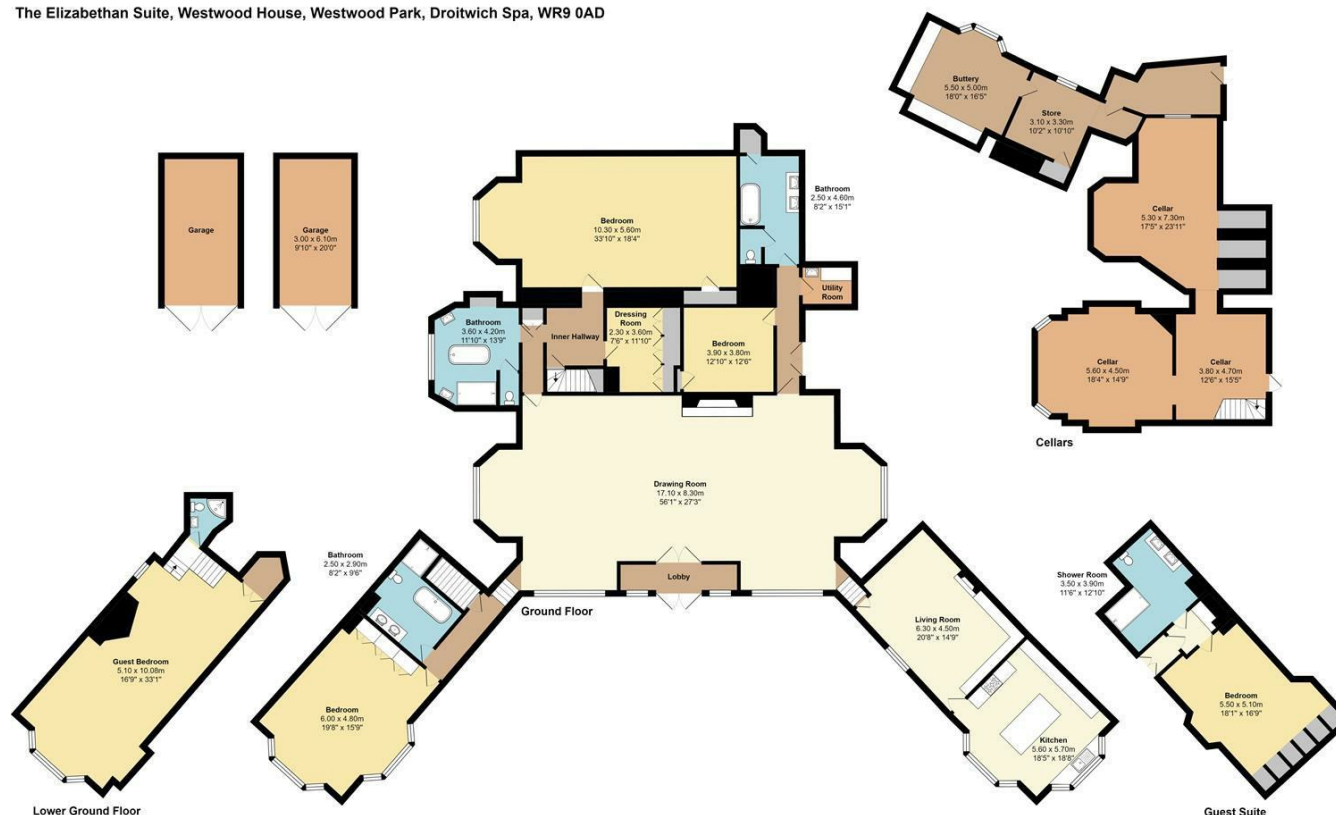
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property.





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The Elizabethan Suite, Westwood House, Westwood Park, Droitwich Spa, WR9 0AD



Total Approx Area: 600.0 m<sup>2</sup> ... 6459 ft<sup>2</sup> (excluding garage)  
 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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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