



Allan Morris
estate agents

**Ladywood, Droitwich,
Worcestershire.**

Field House, Ladywood, Droitwich. Worcestershire. WR9 0AJ

Features

- Detached 4 bedroom house requiring full renovation
- Sizeable well presented Annexe
- Various outbuildings
- Driveway providing parking for several vehicles
- Generous plot totalling approx 0.75 acres
- Highly sought after rural location
- Easy access to Worcester, Droitwich & motorway links

A unique opportunity to acquire a four bedroom detached family home in need of full renovation throughout, offered along with a spacious and well presented detached 2/3 bedroom Annexe and substantial outbuildings, further benefiting from generous gardens, totalling approximately 0.75 acres and enjoying far reaching views over the adjacent countryside towards the Malvern Hills in the distance.

Main House accommodation comprises: Kitchen/Breakfast Room, Inner Hall, Dining Room, open plan Living room and Study, Utility Room and downstairs Cloakroom. On the first floor: Four Bedrooms, one with En-Suite Shower Room and further Bathroom.

Annexe accommodation comprising: Particularly spacious and benefits from Reception Hall, Living Room and Kitchen. On the first floor: Two Bedrooms and Bathroom. On the second floor: Further Bedroom, Shower Room and separate Cloakroom.

Outside: Substantial outbuildings offering excellent storage space, all with further potential for conversion if required (subject to planning permission). Generous driveway providing parking for several vehicles and glorious private gardens.

LOCATION: The hamlet of Ladywood offers ideal living for those looking for rural surroundings but still being within quick easy access of motorway and rail links. The hamlet also sits within a few minutes drive of the town of Droitwich and City of Worcester as well as enjoying a popular school catchment.





Directions:

From Worcester City centre proceed out along the A38 The Tything, forking right at the Gatehouse onto the A38 Droitwich Road. Continue along into the village of Fernhill Heath. Continue through the village, then turn right into Strand Lane from A38. Follow the road and at the T junction turn right onto Ladywood Road. Follow the road around, where Field House can be found on the left hand side. What3words: clean.gown.trio

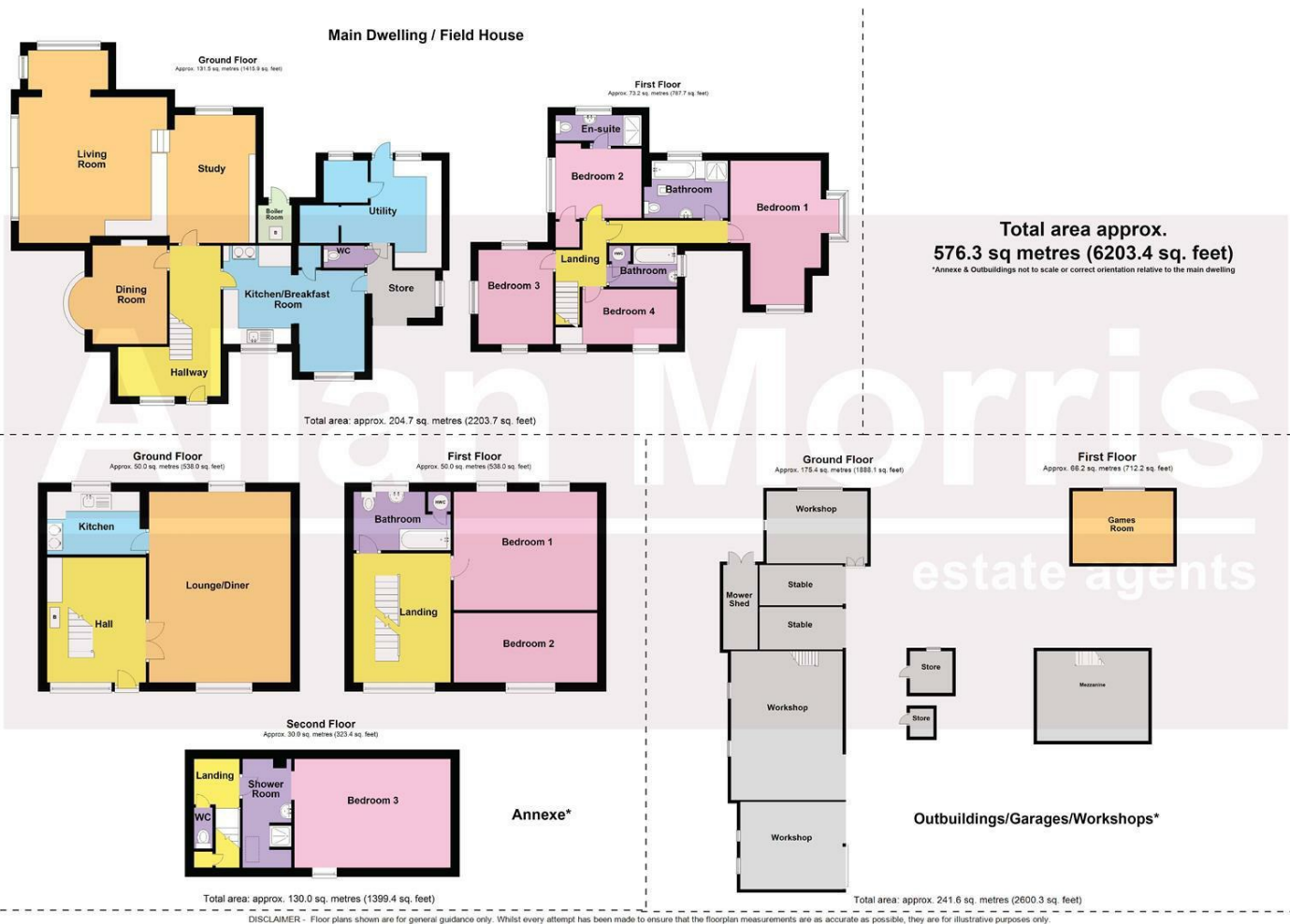
WAM 7355

Useful Information:

Tenure: Freehold

EPC rating: G

Council Tax Band: G



Floorplan Measurements:

Breakfast Room	12'4" x 8'3"
Kitchen	12'3" x 8'4"
Living Room	24'4" max (into bay) 17'9" min x 17'7"
Dining Room	12'3" x 12'3" max (into bay) 9'4" min
Utility Room:	13'7" x 11'8" max
Bedroom 1:	18'3" max x 11'5" max
Bedroom 2	10'9" x 9'3"
En-Suite	10'8" x 4'0"
Bedroom 3	12'4" x 9'4"
Bedroom 4	11'9" x 7'0"
Bathroom 1	10'4" x 7'5"
Bathroom 2	8'3" x 5'0"
Annexe Reception Hall	14'7" x 9'8"
Living Room	20'6" x 15'2"
Bedroom 1	15'3" x 12'8"
Bedroom 2	15'3" x 7'6"
Bathroom	10'4" x 6'4"
Bedroom 3	15'3" x 11'7"
Big Barn	30'2" x 22'6"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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