



The Farm House, Lower Goose Hill Farm, Goosehill,
Broughton Green, WR9 7EH

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EST. 1898

The Farm House,
Lower Goose Hill Farm,
Goosehill,
Broughton Green,
WR9 7EH

A character detached period Farmhouse in a desirable area.

- Reception hall, reception room, family room, dining room, work shop, kitchen, utility, cloakroom
- 6/7 bedrooms, family bathroom.
- Detached garage, parking, a substantial gardens and grounds.
- All in about 1.3 acres.

Situation

Lower Goose Hill, Broughton Green, is a very well positioned detached Farmhouse, situated about 4 miles in the East of Droitwich Spa and approximately 1 mile to the south of the B4090 Droitwich/Feckenham Road. It is surrounded by lovely open countryside and lies adjacent to a collection of detached period barns, which original formed part of the farm.

This is much favoured and accessible area. The local town of Droitwich Spa has an extensive range of amenities including a railway station with direct connections to Worcester and Birmingham, a Waitrose and range of independent shops, pubs and restaurants. Together with both senior and junior Schools. It has good M5 access via junction 5 at Wychbold which in turn leads to the M42 and M40 beyond that.

The property is approached off a shared farm driveway which also serves the barns.

Description

This most appealing 3 story house provided generous family accommodation with an approximate internal area of 3,655sqft. The well-proportioned rooms have part double glazing and oil fired central heating.

The house is approached by a central hallway with stair case to the rear off the first/second floor. Allying off the hallway to the left is reception room/ lounge and separate family room with a lift leading to one of the bedrooms.

To the rear of the hall there is a good sized dining room with workshop/former dairy off and a link to a kitchen with Aga and appliances, utility room and cloakroom.

The excellent, well-proportioned bedroom accommodation is arranged over two floors and includes a family bathroom. The lift leads into bedroom two. One of the second floor bedrooms is principally a Box Room.

Outside

Tarmacadam driveway leading to the detached garage.

Sweeping gardens to the front, side and rear of the property. This incorporates a small paddock area if required. A Promap is attached to the sales particulars giving an indication guide to the land which is edged red.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

GENERAL INFORMATION

Agents Notes

Services

Mains electricity and water. Oil fired central heating. Communal treatment plant servicing both the house and the barn development. This is situated outside of the plot. The Aga is LPG supplied.

Local Authority

Wychavon District Council
Council Tel: 01386 565 000

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

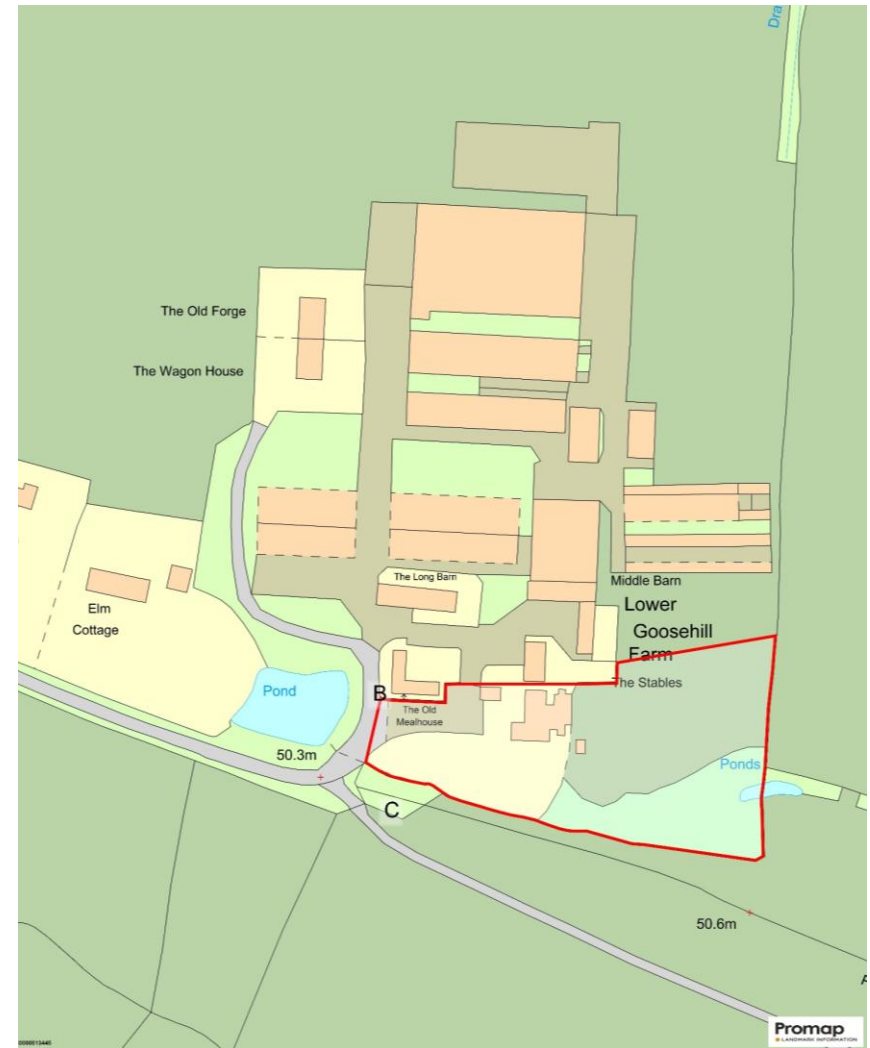
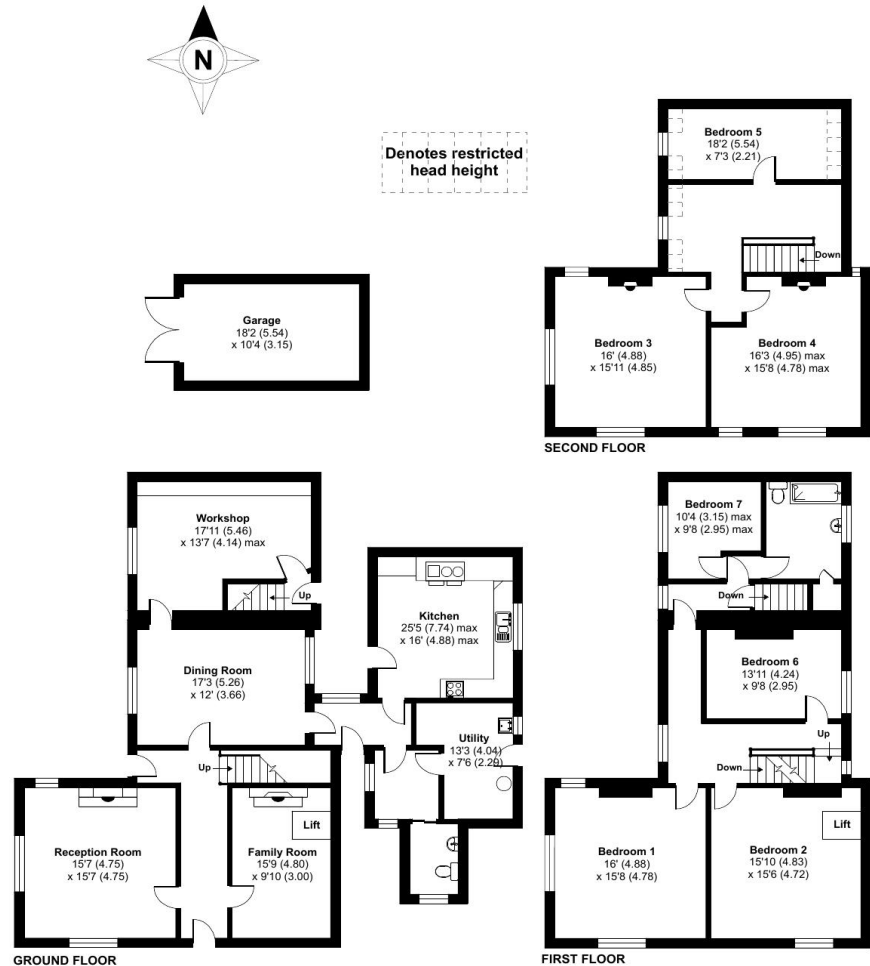
Directions

What3words: ///Hydration.fulfilled.clotting

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

Goosehill, Broughton Green, Droitwich, WR9

Approximate Area = 3441 sq ft / 319.6 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 3655 sq ft / 339.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nhtecom 2024. Produced for G Herbert Banks LLP. REF: 1203977

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