



WOODBURY HOUSE

Fernhill Heath, Worcestershire



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Idyllically located on a quiet lane in the exclusive village suburb of Fernhill Heath, just minutes from Worcester city centre, this handsome three-storey house features ultra-large rooms that are made-to-measure for a comfortable and relaxed family life – there's plentiful space for everyone and everything.





If abundant space is the number one criteria for your new family home, then handsome detached five-bedroom, four-bathroom Woodbury House fits the bill perfectly.

The 3,670 sq ft residence nestles among similar fine executive-style homes on the edge of this well-served village overlooking open fields. Built 22 years ago, it's well presented in its original format and has unlimited flexibility and potential for updating if desired – and it has the bonus of being chain-free.

Woodbury House is positioned on the eastern edge of Fernhill Heath in a peaceful location yet very close to the A38 for swift access to Worcester and Droitwich Spa (three miles equidistant).

The house is imposing and grand, standing back from the lane behind a hedged and fenced courtyard garden with parking for two cars on the driveway in front of the integral double garage.



Step inside to experience immediately a taste of the light-filled spaciousness exhibited throughout the entire house – starting with the splendid double-height entrance hall and galleried landing.

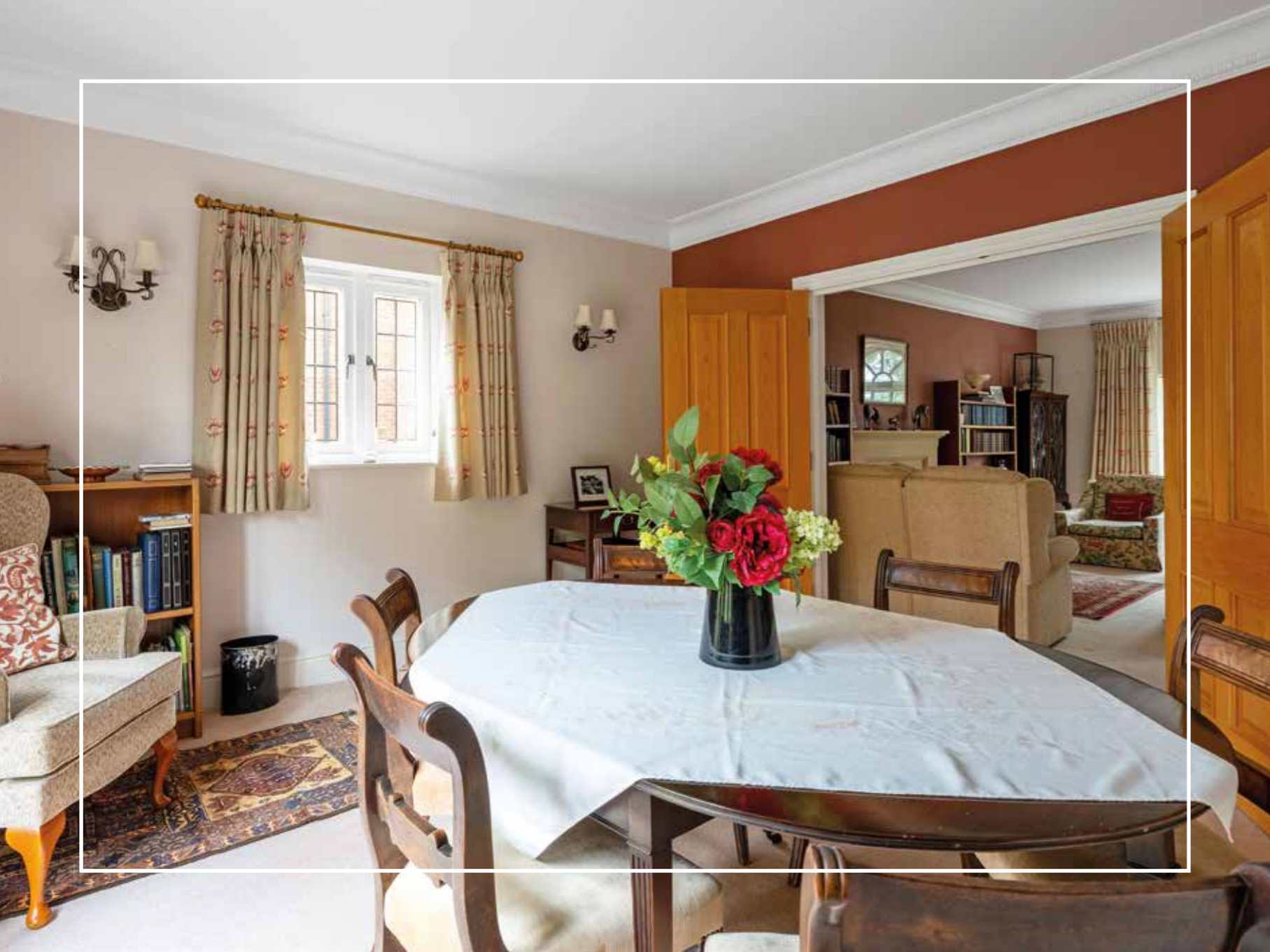
Next to this is the 19x14ft sitting room which links to the dining room (14x13ft) and then the truly enormous 31x16ft kitchen/breakfast room with a cosy snug at the far end. If you are keen on the modern trend for a free-flow layout, it could be possible to open up all three of these rooms to create one huge open-plan living area (subject to any necessary planning permissions).

Upstairs on the first floor there are two light, airy and generously proportioned en-suite bedrooms and two further doubles. The second-floor en-suite bedroom is vast – it's a super-flexible space.

Finally, Woodbury House has a pretty, paved rear garden with flourishing shrub and flowering borders and mature trees criss-crossed by trellises and paths.



IMPRESSIVE FROM WORD GO



SUPER-SPACIOUS IS THE NAME OF THE GAME!

With encircling hedges creating a secluded and private front garden, the lobby leads through an attractive set of inner doors with oval feature windows into the dazzling double-height entrance hall basking in oodles of natural light cast by a beautiful arched window high up above the front door and galleried landing. In the hall there's also a cloakroom/WC and a big understairs coat cupboard.

There's a similar arched window in the genteel sitting room, the perfect place for relaxing in front of the TV, enjoying an after-work G&T or entertaining guests. In the winter a feature gas fire in the handsome stone fireplace creates a warming focus that's additional to the gas central heating.

Adjoining this is the double-aspect dining room, a delightful spot for dinner parties that has French doors to the outdoor patio for summertime drinks and al fresco meals.

The super-spacious kitchen/breakfast room is the hub of everyday family life and its immense light-filled proportions offer complete flexibility of use. There's a comprehensive range of fitted storage in wood cabinetry along two walls while another

set of cupboards creates a semi-divide with the snug area.

It's equipped with a gas hob, integral Stoves double ovens and a microwave. There's also a Bosch fridge/freezer and dishwasher.

There's a sweeping expanse of floor space for configuring as wished, all flooded with light via a big bay window, French doors and a window above the sink. A long table for casual family meals and for the children to do their homework is a must – it can be as big as you wish!

The snug is the perfect spot for a squishy sofa or two, in front of the fire in the winter and overlooking the garden – throw open the French doors when the sun shines to create that desirable indoors-meets-outdoors merger.

A good-sized utility room has plumbing for laundry appliances, door to the garage, a sink and even a shower that's perfect for hosing down grubby dogs after countryside rambles or removing mud from boots! There's also a door to the outdoor pathway that runs between the driveway and the rear garden – it's securely gated at both ends.



TIME FOR BED . . .

The superbly spacious bedrooms are a coveted feature of Woodbury House. On the first floor the two largest are positioned at the front of the house, enjoying views across the fields.

The principal bedroom (19x15ft) has a super walk-in wardrobe and a large en-suite bathroom with both bath and shower cubicle while the second, equally capacious bedroom, at over 19x17ft, has an en-suite shower room. There are two good-sized further bedrooms on this floor, one with a built-in wardrobe, and they share the family bathroom.

At the top of the second flight of stairs, the semi-vaulted bedroom is a cavernous space at nearly 26x19ft with potentially a multitude of uses – a self-contained granny annexe, home office, teenagers' den or a fabulous cinema room come to mind.







PRETTY GARDEN

Tumbling with a variety of established shrubs and flowers, the garden of Woodbury House has a traditional English country garden feel about it. However, as it's all paved it's easy to look after and pretty as a picture with climber-entwined trellises, a timber arbour garlanded in vines and trees casting a little shade. A former pond, now used as a flowerbed, could be reinstated if desired.

There are a couple of patios – one next to the French doors of the dining room, making it perfect for summertime pre-dinner drinks with guests, and another sunny spot in front of a summerhouse-style shed.



ROUND AND ABOUT

Fernhill Heath is a friendly, community-minded village which has all that's needed for a comfortable and fulfilled day-to-day life right on the doorstep.

There are three convenience stores, one with a post office, for picking up the essentials such as milk, bread and the daily papers, while both Worcester and Droitwich Spa have a choice of supermarkets, including Waitrose.

Hindlip CE First School is the village primary, and it's Ofsted-rated outstanding, while the nearest secondary school (one mile) is Tudor Grange Academy, rated good. There are some excellent independent schools in the close vicinity too – The Grange School and The River School are within a few minutes' walk and The King's School and Royal Grammar School are both nearby in Worcester.

The village is blessed with two pubs and the first, The White Hart, is a traditional, family-friendly hostelry with seasonal menus, a lunch club, summer beer and music festival and quizzes. The Bull has a large beer garden and serves everything from breakfast and lunch to afternoon tea and dinner. Its Sunday roasts are popular and it does fish and chip takeaways too. The village's lovely Beveré art gallery also has a popular café.

The village hall and War Memorial Club host a wide range of groups, clubs and fitness classes each week.

With quick access to the M5 and mainline railway services from Worcester Shrub Hill, Worcestershire Parkway and Droitwich Spa, Fernhill Heath is a great location for commuters and families alike.





WHERE TO GO WHEN YOU NEED...



Milk: Morrisons Daily, less than a mile away on the Droitwich Road, is open 7-days a week until 10pm. Opposite it is the Fernhill Heath Post Office.



Weekly Shop: Droitwich is home to both Morrisons and Waitrose. Also, there are several large supermarkets in Worcester - Waitrose, Tesco, Sainsburys and M&S all close by.



Dinner/Drinks: You will find several good local pubs in the vicinity. In the village is the White Hart, a traditional family-friendly pub. Slightly further away we would recommend gastro pubs The Chequers at Crowle and The Swan at Whittington (Jct 7 of the M5).



Gym/Fitness/Tennis: There are several gyms and leisure clubs in the surrounding area. David Lloyd Worcester is 3 miles away at junction 6 of the M5 offering Gym facilities, swimming and tennis. Worcester Golf & Country Club is also home to the Boughton Tennis Club for Tennis, Squash and Racketball. Also, a short drive away is the Droitwich Lido, Worcestershire's outdoor brine pool.



Golf: Droitwich Golf Club and the Ombersley Golf Club are within a 15-minute drive. Both are surrounded by the beautiful Worcestershire countryside. Also, the Worcester Golf and Country Club is located at Boughton Park with the beautiful Malvern Hills as its backdrop.



Walks: There are many places to explore with or without a trusty hound by one's side. These include loops and circuits around Fernhill Heath. There is the walk to Beveré Café, a 5.8 km route. Also, slightly further afield are the Malvern Hills to explore with a trail that is part of the Worcestershire Way, and the British Camp Circular Walk, a moderate route that's also dog friendly. There are many footpaths criss-crossing through orchards and fields of the Worcestershire countryside around Droitwich many of which can encompass a watering-hole along the way.



Schools: Hindlip CE First School is the village primary school (Ofsted-rated outstanding), while the nearest secondary school (one mile) is Tudor Grange Academy (Ofsted-rated good). Local independent secondary day schools are Kings School Worcester and The Royal Grammar School and come highly recommended.

THE FINER DETAILS

Square Footage:
3670 sq.ft

Local Authority:
Wychavon District Council

Council Tax Band:
G

Heating:
Main Gas

Drainage:
Drainage system shared with other houses and managed by Severn Trent

Distances:
Worcester – 2 Miles
M5 Junction 6 – 2.5 Miles
Droitwich – 3.5 Miles
Birmingham – 25 Miles

Approx. Ground Floor Area: 1586 sq.ft / 147.3 sq.m
Approx. First Floor Area: 1464.4 sq.ft / 138 sq.m
Approx. Second Floor Area: 619.6 sq.ft / 57.6 sq.m



Ground Floor



First Floor



Second Floor

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