



THE OLD RECTORY

— *Martin Hussingtree, Worcestershire* —

WELCOME HOME

From its elegant, perfectly proportioned Georgian exterior to its characterful light-filled rooms, The Old Rectory is a heritage gem that's ready and waiting for its new owners to move in and make it their own.

Embracing 4,700 sq ft of ultra-flexible space, this superb five-bedroom detached and Grade II Listed country house has a glorious countryside location on the edge of the pretty little village of Martin Hussingtree. Combining history with modern comforts, The Old Rectory is made to measure for a family – among the many attractions, the 36x18ft heated outdoor swimming pool figures highly!

This fine former residence of the local vicar, just across the road from the 12th-century parish church of St Michael & All Angels, makes a dreamy first impression draped in colourful Virginia creeper and positioned within a five-acre plot encompassing a simply beautiful English country garden and adjoining pasture.

Approached via a quiet lane, the handsome traditional red-brick building dates back to the early 18th century with late 19th and mid 20th-century additions and alterations. The original house, which features nine sash windows symmetrically surrounding the ivory pillared front door, seamlessly broadens to a substantial later extension featuring a further six windows and an additional entrance door to the side – accessed via a path and courtyard leading from the double garage.

An abundance of charming period features such as high corniced ceilings, picture rails and exposed timbers are showcased throughout this beautiful country house. You'll be enchanted by the elegant light-filled drawing room, dining room, kitchen/breakfast room with huge walk-in pantry, study, utility room and workshop plus a sunny conservatory for enjoying a panoramic vista of the gardens and surrounding landscape.



There's a large cellar and a curvaceous barley twist-spindled staircase leading from the impressive entrance hall to the upper floor where five generous double bedrooms – one of them en-suite and the principal with its own dressing room - guarantee a good night's sleep in luxury and comfort. There's also a modern Jack-and-Jill shower room plus bathroom with a separate WC.





The Old Rectory has been a cherished family home for the past 40 years and is presented in good order while also offering heaps of flexibility and potential for updating and improving if desired - subject, of course, to any necessary listed building consents. Though enviably peaceful, Martin Hussingtree is not remote – it's positioned close to the A38 for swift access to Worcester and Droitwich, three miles equidistant, mainline train stations and the M5. All this can be yours swiftly too as this is a chain-free sale!





ROOM TO GROW

Reflecting the grandeur of The Old Rectory, a curved in-an-out gravelled driveway sweeps in front of the house behind a mature hedge and lawn, allowing access and plenty of parking space in tandem with an additional gated and paved drive in front of the detached double garage.

The front door opens into the refined ambience of the entrance hall. It extends 32ft to the conservatory and accesses the reception rooms, kitchen/breakfast room and a cloakroom/WC. The remaining ground-floor rooms can be reached via the kitchen or by using the additional entrance to the side of the house, which also has a large hallway.



Much of the appeal of The Old Rectory lies in its bright and airy ambience, all thanks to the lofty sash windows liberally spilling natural light into every room. The star example of this is the simply gorgeous 30x15ft drawing room which has no less than five windows, distributed across the three exterior walls and offering a warm south-westerly link with the adjoining countryside. The talking point of this luscious room is the marble fireplace fitted with a Stovax Riva woodburner for cosy winter evenings.

HOME COMFORTS

Across the hallway, the 20x14ft dining room showcases period picture rails and a feature alcove. This is a sophisticated venue for candlelit dinner parties or sociable Sunday lunches and leads into the 20x14ft farmhouse-style kitchen with a comprehensive selection of hand-built pine units and built-in banquette seating. The wow comes from a decorative bricked and arched alcove fitted with a super four-oven AGA, and there's a separate gas hob too.

A door from the kitchen accesses the pantry, a relic of the past that is a highly sought-after feature of 21st-century life. At 12x3ft this one has generous capacity for groceries, fruit and veg, kitchen equipment and a wine rack or two. It lies next to the kitchen with a bijou 7x4ft room opposite, currently used as a workshop, a 12x7ft utility room with plumbing for laundry appliances and a lovely double-aspect 13x13ft office.





At 20x19ft, the conservatory offers panoramic views of the glorious gardens and countryside and, with underfloor heating, it's usable all year round.



A BEDTIME STORY

It's rare to find such a uniformly generous set of bedrooms, but the five at The Old Rectory are all good-sized doubles, ranging between 13x12ft and 16x14ft in size and accessed via a spacious and light landing – it's a feature in itself.

The principal bedroom has a duo of windows allowing far-reaching views of the surrounding landscape, a private dressing room and Jack-and-Jill access to a super-modern shower room with wet room-style cubicle, twin washbasins and built-in cupboards. There's also a marble-tiled bathroom with separate WC and one of the other bedrooms has an en-suite shower room.





GLORIOUS GARDENS

Extending to three-quarters of an acre, The Old Rectory's gardens are beautifully designed and immaculately maintained. A paved patio adjoining the house is the perfect spot for enjoying the sunshine, al fresco dining and entertaining guests while the remainder is a level expanse of manicured lawn, dotted with decorative flowerbeds and specimen trees. More mature trees and shrubs on the perimeter add privacy.

The 36x18ft swimming pool, complete with protective cover, is sited in the far corner and surrounded by a paved terrace with plenty of space for a patio set and loungers. Heated water makes it usable all-year-round, covering everything from morning laps and children's play to sunny-day pool parties.

Green-fingered enthusiasts can cultivate to their heart's content in the greenhouse while a garden shed takes care of mower and equipment storage.

Four-and-a-half acres of hedged pasture lies at the end of the garden and has been planted with a copse of fruit trees and dotted with further saplings. There's also a large shed.





ROUND AND ABOUT

A variety of lovely country footpaths can be accessed directly from The Old Rectory's gardens – it's perfect for rambles with the children, walking the dog or just breaking up the day with a breath of fresh air if you work from home. If you prefer water-based recreation then Droitwich canal is within a couple of miles.

Martin Hussingtree may be small but it cherishes a magical mix of rural tranquility, on-the-doorstep necessities, and close proximity to the vibrant historic city of Worcester. It's blessed with its own warm and welcoming pub, The Swan, open seven-days-a-week - Sunday lunches, steak nights and seafood specials are highlights. Another walking distance attraction is David's Garden Centre where the Watering Can Café serves hearty breakfasts and lunches.

Just a mile down the road towards Worcester, Fernhill Heath

is a friendly, community-minded village which offers all the day-to-day necessities. 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 nearest primary to The Old Rectory while the nearest secondary school is Tudor Grange Academy. There are some excellent independent schools too – The River School and Gloverspiece School are nearby while The King's School and Royal Grammar School are both in Worcester.

Fernhill Heath also has two pubs plus a village hall and War Memorial Club which host a wide range of groups, clubs and fitness classes each week.

WHERE TO GO WHEN YOU NEED...



Milk: Morrisons Daily, a mile away on the Droitwich Road in Fernhill Heath, 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. Apart from The Swan pub in the village slightly further afield are gastro pubs The Chequers at Crowle and The Swan at Whittington (Jct 7 of the M5). Additionally, Ombersley is home to the Kings Arms and The Crown & Sandys.



Golf: Droitwich Golf Club and the Ombersley Golf Club are within a 15-minute drive. Also, the Gaudet Luce Golf & Leisure complex is only 3 miles away. All are surrounded by the beautiful Worcestershire countryside.



Gym/Fitness/Tennis: There are several gyms and leisure clubs in the surrounding area. David Lloyd Worcester is 2 miles away at junction 6 of the M5 offering gym facilities, swimming and tennis. Sanders Fitness is located at the Gaudet Luce Golf & Leisure Complex on the outskirts of Droitwich. The Ombersley and Doverdale Tennis Club is a ten-minute drive away



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). The local independent secondary day schools, Kings School Worcester and The Royal Grammar School, come highly recommended. Bromsgrove School is less than 25 minutes from The Old Rectory and another fabulous option.



Walks: There are many places to explore with or without a trusty hound by one's side. These include loops from the front gate of the Old Rectory and circuits around the village. 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.



THE FINER DETAILS

Square Footage –
Main House Internal Area: 4,719 sq.ft / 438 sq.m
Garage Internal Area: 389 sq.ft / 36 sq.m
Total Internal Area: 5,108 sq.ft / 475 sq.m

Grade II Listed

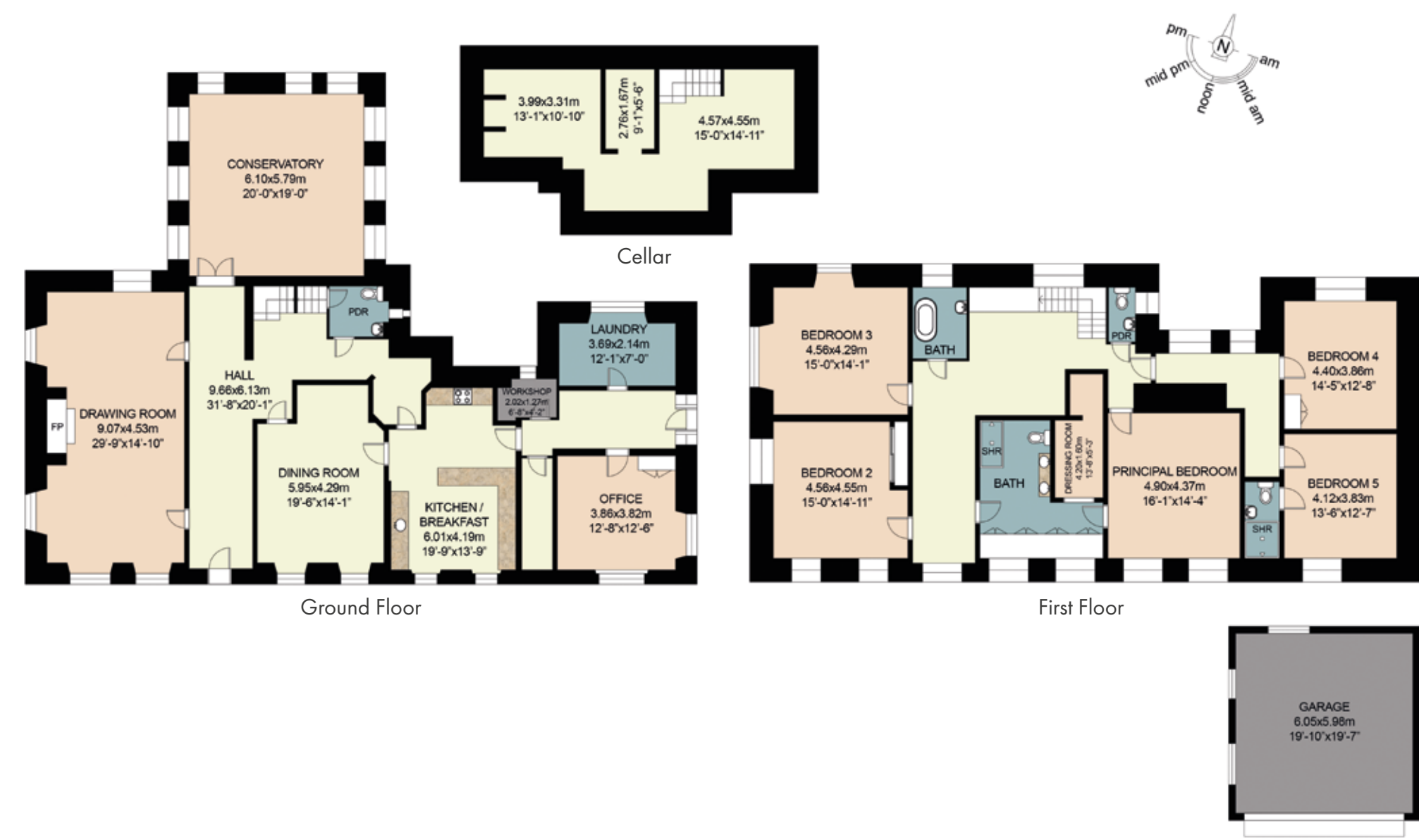
Drainage – Mains

Heating – Oil

Local Authority – Wychavon District Council

Council Tax Band – F

Underfloor heating in Conservatory



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What Three Words: ///topped.flying.foal