



Ivy House, Chapel Lane, Ombersley

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EST. 1898

Ivy House
Chapel Lane
Ombersley
Worcester
WR9 0DT

A wonderful village house with generous and flexible family accommodation.

Fabulous view of St Andrew's Church.

Highly desirable village which is very well placed for commuting, having good access to motorways and railways.

Short description:

- Reception, substantial lounge, cloakroom, utility room, large breakfast kitchen, secondary hall, dining room, sitting room, study, shower room.
- Five bedrooms, dressing room, family bathroom, two shower rooms (one en-suite). Substantial games room/study.
- Double garage, gated driveway, delightful gardens. In all about 0.46 acres.

Situation

Ivy House is a real gem in this picturesque and utterly charming village.

Ombersley has many beautiful period buildings including St Andrew's, an early example of a 19th century estate church with its timber Lychgate.

The village has an extensive range of amenities including three public houses, Checketts Coffee Shop, the renowned Venture In restaurant, an active village hall, Ombersley First School, a thriving Cricket Club and Ombersley tennis club with padel court. There is also a dentists' and doctors' surgeries.

The Cathedral City of Worcester is only 6 miles distant with a substantial range of facilities including junior and senior preparatory schools. There are some lovely and fascinating walks provided by the village and surrounding countryside.

The nearby town of Droitwich Spa and Worcester have railway stations with direct connections to Birmingham and London.

There is excellent M5 motorway access via junction 5 at Wychbold and junction 6 at north Worcester.

Description

This much cherished family home has been lived in by the present owners for the last 39 years. The original house is early/mid Victorian in origin with a substantial two-story extension which was carried out by the present Vendors, one of whom is a well known, successful local architect. His practice, Taylor & Co, has been run from the games room/study for many years.

It is extremely rare for an opportunity such as this to become available and we consider it to be an absolutely first-class village home.

Ivy House is approached by a central reception hall with vaulted double-glazed ceiling. Lying off this is a cloakroom and a utility room beyond.

There is marvelous amount of reception/entertaining space in this very social house. This includes the superbly proportioned lounge with sliding double glazed doors to the gardens, book shelving and full width raised tiled plinth with open fire and timber surrounds.

The much-enjoyed large breakfast kitchen has sliding double glazed doors to a terrace with open views of the church spire, and has an extensive range of floor and wall mounted cabinets. Appliances include a five-ring gas hob with extractor over, twin electric double oven with Neff microwave over, dishwasher. There is a useful larder cupboard and ceiling spotlighting. The breakfast area has particularly impressive views of the gardens and church.

Beyond the breakfast kitchen is the original hallway. Lying off this is a fine dining room with doors to the exterior and timber floor. There is a cosy sitting room with engineered oak floor and fine recessed fireplace with iron canopy and recessed shelving. A useful separate study has a range drawers and cupboards together with book shelving.

Also at the rear of the secondary hall is a well appointed shower room.

The principal first floor accommodation provides three double bedrooms, the master with dressing room and en-suite shower room. There is a separate large family bathroom with balcony/roof garden area off.

Accessed via a separate staircase are two further double bedrooms together with a well-appointed shower room. At the end of the landing is a substantial games room/study (former architects' office) with staircase down to the ground floor.

Outside

Ivy House lies at the end of Chapel Lane and is approached by a new section of tarmac driveway with a timber bar field gate and a feature illuminated house sign. This leads to an expansive tarmac driveway with high brick walling and double garage at one end of the house with cloakroom.

Adjoining the house is a paved terrace with a wonderful southerly aspect together with central path and lawned gardens. There is privet hedging with central path, and a good selection of shrubs and plants fronting the new section of driveway.

Ivy House has the benefit of expansive lawned gardens which are fully enclosed by post and wire fencing, mixed hedging and the long period wall referred to. Situated at one end of the driveway is a sweeping laurel hedge with further enclosed garden area with timber shed.

GENERAL INFORMATION

Services

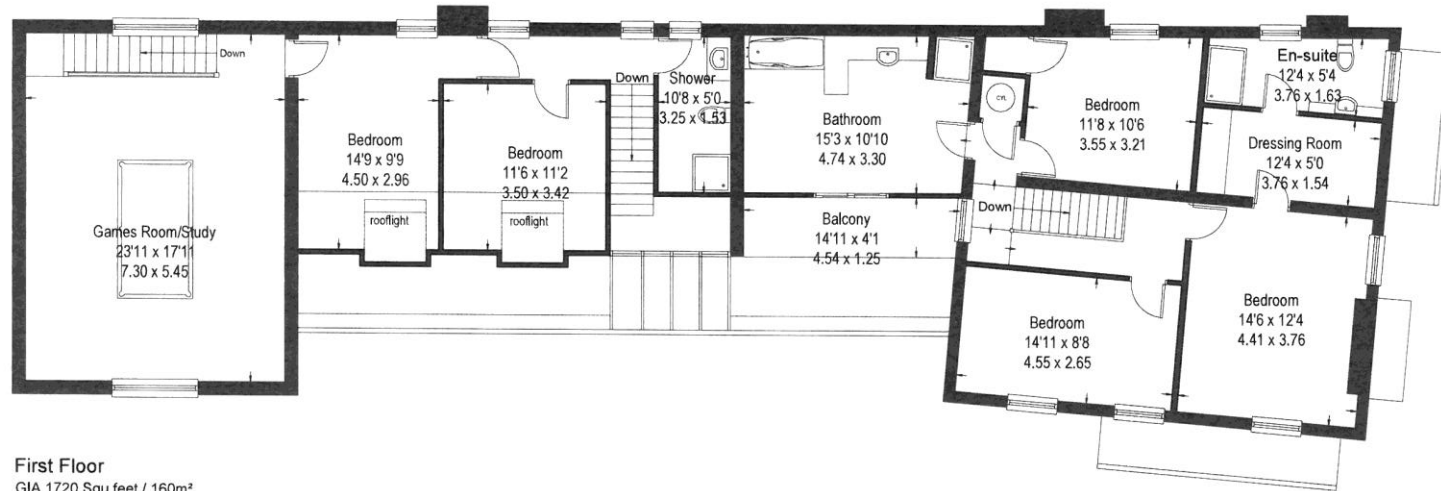
Mains electricity, water and drainage. Oil fired central heating.

Local Authority Wychavon District Council

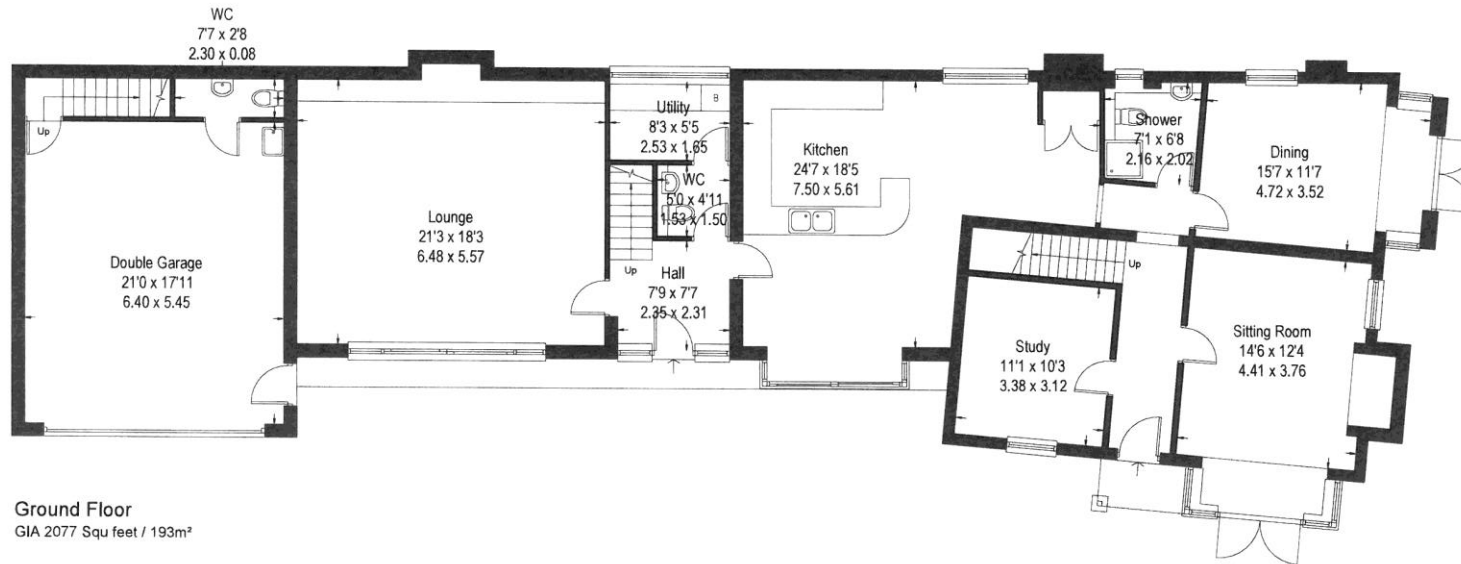
Viewing

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

Directions What3words ///valve.labs.spearing



First Floor
GIA 1720 Squ feet / 160m²



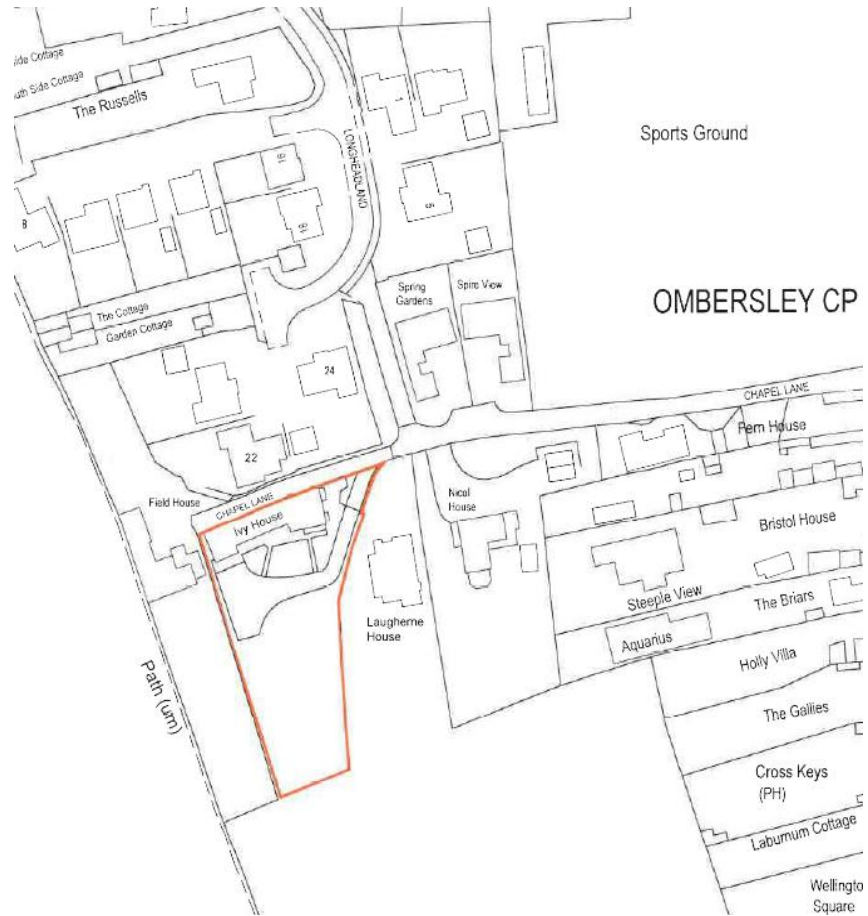
Ground Floor
GIA 2077 Squ feet / 193m²



IVY HOUSE

IVY
HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



**G HERBERT
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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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