



11 Oak Tree Drive

Cutnall Green, WR9 0QY

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Immaculate four bedroom David Wilson home with orangery, generous garden and garage in sought after Cutnall Green.

- Executive family home built by David Wilson in 1998, presented in turnkey condition
- Spacious lounge with bay window and fireplace, formal dining room and refitted kitchen
- L shaped orangery opening to west facing garden with patio, lawn and raised beds
- Block paved driveway with parking for three cars and integral single garage
- Desirable Cutnall Green village with post office, tea rooms, Chequers Inn and good commuter links

This modern family home enjoys a generous plot and a flexible layout ideal for everyday living. A light filled living room with bay window and fireplace leads to a formal dining room and a refitted kitchen with integrated appliances and breakfast area. An L shaped orangery spans the rear, enhanced by a tiled roof to improve insulation and allow comfortable year round use, opening onto a west facing garden with patio, lawn and raised beds. Upstairs there are four bedrooms, the principal with en suite, and a family bathroom. A block paved driveway and garage provide ample parking. The home lies in popular Cutnall Green close to village amenities and transport connections.

1668 sq ft (154.9 sq m)





The kitchen and breakfast room

Forming the heart of the home, the kitchen and breakfast room provides a practical space for cooking and casual dining. Cream shaker style cabinets with speckled worktops house a built in Neff oven and hob, Smeg dishwasher and space for an American style fridge freezer. A stainless steel sink sits beneath a window and double doors open into the orangery. A breakfast area is set to one side and the room links directly to the dining room for ease of serving.





The living room

Designed for relaxation and entertaining, the living room features a wide bay window that overlooks the frontage and a fireplace with marble surround and living flame fire as its focal point. Glazed double doors lead into the dining room, creating an inviting flow between reception spaces.





The dining room

Well proportioned for family meals and special occasions, the dining room sits between the living room and kitchen. Sliding doors open into the orangery, extending the entertaining space into the garden. The room comfortably accommodates a large dining table and side furniture and a doorway connects back to the kitchen for practical service.



The utility

Conveniently positioned off the kitchen, the utility offers dedicated laundry and boot room facilities. Matching cabinetry and a dark worktop conceal plumbing for a washing machine and dryer and the Worcester boiler is mounted above. A part glazed door leads to the side of the home, keeping chores and muddy boots separate from the main living areas.



The orangery

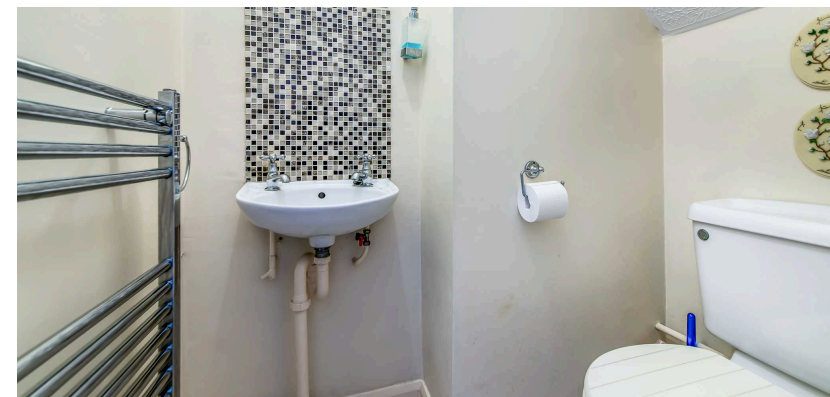
Running across the rear of the home, the orangery provides a versatile additional living space for dining, play or relaxation. Recently upgraded with a tiled roof, this enhancement improves insulation and comfort, allowing the room to be used throughout the year. A brick plinth surrounds extensive windows, while French doors open onto the patio and garden. Internal doors link back to the kitchen and dining room, ensuring a natural flow and making the space an integral part of everyday living.





The hallway and cloakroom

A welcoming hallway leads from the front door to the main living areas, with a turned staircase featuring painted spindles and a stained handrail rising to the first floor. Under the stairs, a cloakroom offers a WC and basin with mosaic tiled splashback, mirror and heated towel rail for guest convenience.





The primary bedroom

The principal bedroom is a generous retreat on the first floor. It features extensive built in wardrobes with panelled and mirrored doors flanking a fitted dressing table. A front facing window brings in leafy views and there is ample space for a king size bed. This room also benefits from its own en suite shower room.





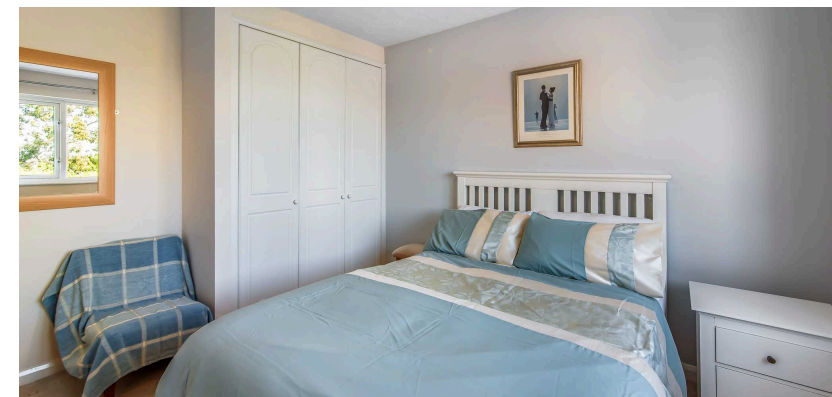
The primary ensuite

Serving the main bedroom, the en suite is finished to a high standard with fully tiled walls and a glass screen shower enclosure. A pedestal basin and close coupled WC complete the suite and a chrome heated towel rail keeps towels warm. A small window allows ventilation and natural light.



The second bedroom

This second double bedroom provides a comfortable space for guests or family members. Built-in wardrobes maximise storage and a wide window frames views across the rear garden. The room's neutral palette makes it easy to personalise and there is plenty of room for a double bed and additional furniture.





The third bedroom

Equally suited to use as a further double bedroom or home office, the third bedroom overlooks the front. It benefits from a built in cupboard along one wall and space for a desk or wardrobe. A large window allows pleasant views of the street scene.



The fourth bedroom

With flexibility for a child's room, study or nursery, the fourth bedroom features a built in wardrobe and a window overlooking the rear. The layout accommodates a single bed with room for a desk or reading chair, offering a versatile space to suit changing needs.



The bathroom

Refitted in a contemporary style, the family bathroom serves the remaining bedrooms. It comprises a curved bath with shower over and glass screen, a pedestal basin and a close coupled WC. Beige tiling with mosaic accents adds texture, while a chrome towel rail and mirrored cabinet provide practical touches. Two vertical windows ensure the room feels bright and airy.



The garden

At the rear, a west facing garden offers plenty of outdoor enjoyment. A paved patio sits alongside the orangery and steps lead down to a level lawn edged with raised beds, colourful shrubs and a flowering tree. A timber shed and water butts are neatly positioned to one side and timber fencing and hedging provide privacy.





The driveway and parking

The block paved driveway at the front provides off road parking for up to three cars and leads to an integral single garage with timber doors. Mature hedging and planting soften the frontage and a covered porch shelters the panelled front door. A gate to the side offers easy access to the rear garden.

Location

Cutnall Green is a sought after Worcestershire village known for its friendly community and rural surroundings. The village offers a primary school, parish church, post office, tea rooms and the renowned Chequers Inn, while the nearby market towns of Droitwich, Bromsgrove and Worcester provide wider shopping and leisure facilities. Residents enjoy countryside walks and access to sports grounds and recreational clubs. Good road links connect the village to the M5 and M42 motorways and there is a railway station four miles away for commuting to Worcester, Birmingham and beyond. A selection of state and independent schools lie within easy reach, making this an ideal base for families.

Services

The property benefits from mains electricity, water and drainage. Central heating is provided by Liquid Propane Gas.

Broadband Speed: Superfast broadband available. Download speeds up to 49 Mbps and upload speeds up to 8 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, O2, EE and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F.



Oak Tree Drive

Approximate Gross Internal Area
 Ground Floor = 74.5 sq m / 802 sq ft
 First Floor = 65.1 sq m / 701 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 154.9 sq m / 1668 sq ft

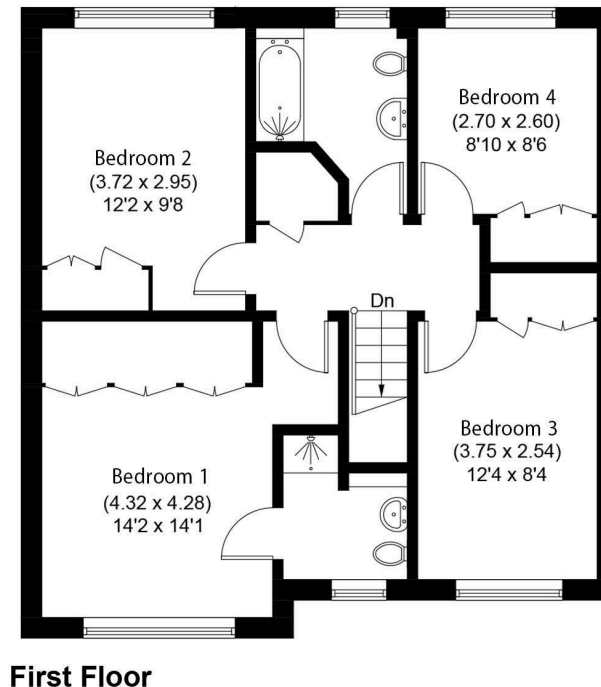
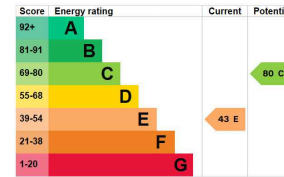
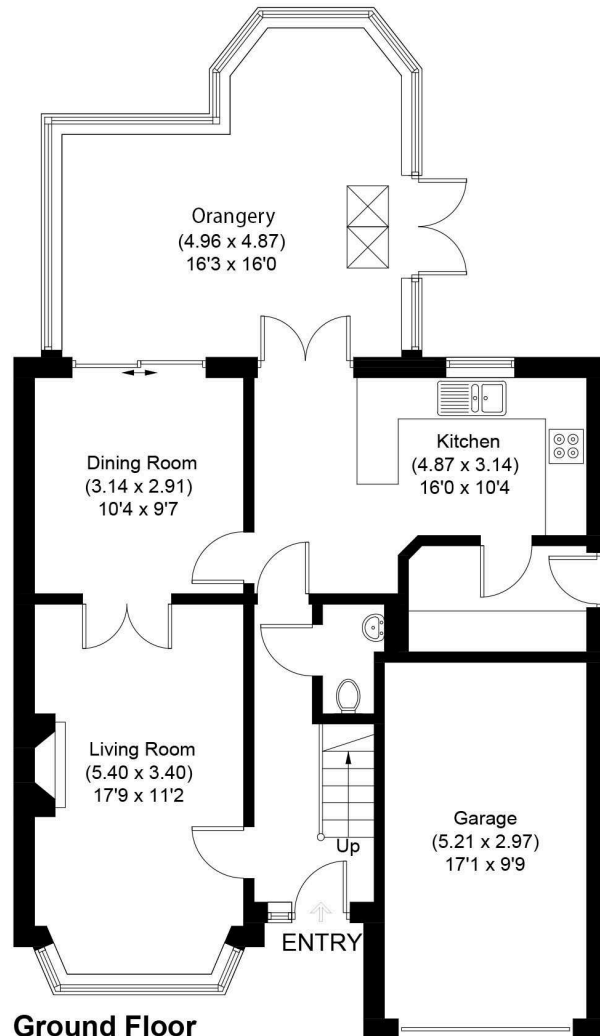


Illustration for identification purposes only, measurements are approximate, not to scale.



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