



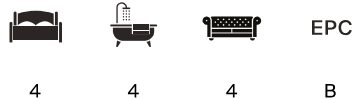
MILL HOUSE

Mill Lane, Wadborough, Worcester



A BEAUTIFULLY RENOVATED AND IMMACULATELY PRESENTED DETACHED 5-BEDROOM VILLAGE HOUSE OF OVER 3,500 SQUARE FEET

with a detached double garage and a spacious garden of approaching $\frac{3}{4}$ acre.



Services: Mains electricity and water are connected to the property. Private drainage system, monitored alarm system and CCTV for the house and garage. Air conditioning to bedroom 4. Wi-Fi wiring throughout. Oil-fired central heating with outside boiler.

Post Code: WR8 9HQ

What3words: ///resorting.props.brambles

Tenure: Freehold.

Note: There is a development uplift covenant on part of the garden area.

Local Authority: Wychavon District Council. Telephone: 01386 565000

Council Tax: G

Viewing: By prior appointment only with the agents.

SITUATION

Mill House is situated in the village of Wadborough, which has a public house and is close to the village of Drakes Broughton, which is a vibrant place to live with a fantastic community spirit. Drakes Broughton is home to two traditional pubs, St Barnabas School, which includes a Pre-School, First School, and Middle School, a recreation ground, village hall and local shops, including a general store and fish and chip shop.

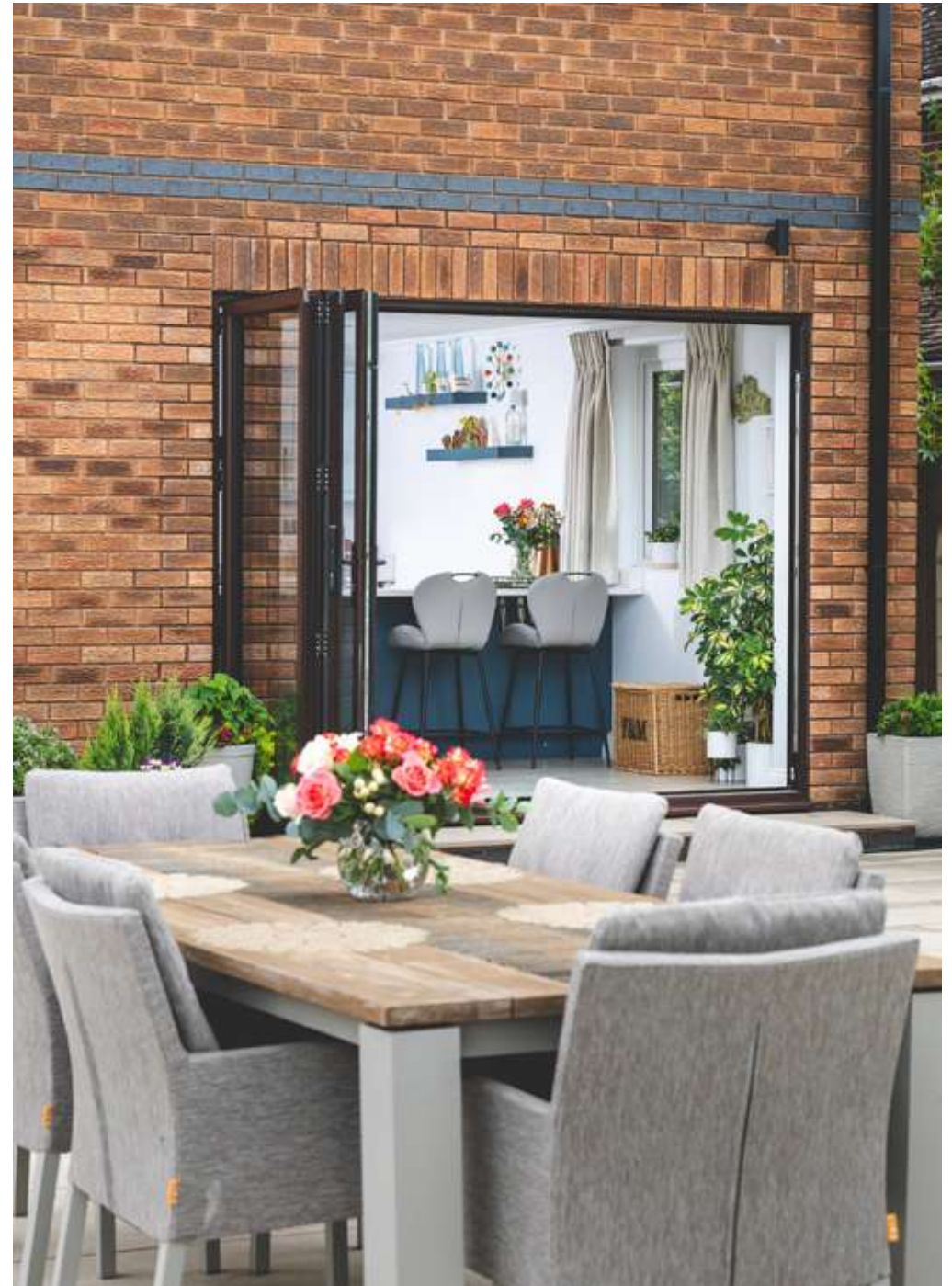
Broader shopping and services can be found in the local market town of Pershore, which is only 3 miles to the south of the village. There is horse racing at Stratford-upon-Avon, Warwick and Worcester, walking in the Malvern Hills National Landscape, golf at Pershore Golf Club and The Worcestershire Golf Club and theatres at Stratford-upon-Avon.

There is an excellent range of secondary state schools in the area to suit most requirements, including Pershore High School and The De Montford School in Evesham. Private schools include The Elm School in Colwall, which is a highly regarded prep school for children aged 2-13, RGS Worcester, The King's School Worcester, and boarding is available at the popular Malvern College.

Mill House is well-positioned for the commuter; there is a direct rail service from Pershore Railway Station to London Paddington, taking approximately 2 hours. There is also excellent regional and national road access, as the M5 junction is only 8 miles away, and the A44 provides access to Pershore to the south and Worcester to the north.

Distances:

Pershore 3.7 miles (Intercity trains to London Paddington), Worcester 7.7 miles, Cheltenham 19 miles, Broadway 16 miles, M5 (J 7 Worcester) 8 miles, Stratford-upon-Avon 23 miles, Birmingham International Airport 38 miles (All distances and times are approximate)







DESCRIPTION

Mill House is a beautifully appointed, decorated and designed for 21st-century living. There are new double-glazed windows. Panelled oak door and side screen to the entrance hall with cloakroom and oak and glass bespoke staircase with lighting and new oak doors. Hard flooring to the ground floor, insulated first-floor flooring and attractive cornices, Porcelanosa tiling and Matki showers.

The drawing room has a wide fireplace with oak lintel, raised tiled hearth and wide wood burner. Dining room with French doors to the patio. Study with fitted furniture. Large family/games room. The kitchen has been refitted with granite tops and integrated appliances, island unit and Quooker boiling water tap. Wide sliding glass doors open to the patio. Utility room with granite tops and plumbing for appliances.

Off the stylish gallery landing are five bedrooms, all with blackout blinds and fitted wardrobes. There is a family bathroom, and there are three en suite shower room, all benefit from underfloor heating, dual control radiators and heated mirrors. The principal bedroom has a walk-in clothes closet.

Well-insulated roof space.













OUTSIDE

The property stands in grounds of around three-quarters of an acre. Set behind a low brick wall and evergreen hedge and lawned front garden with trees, a block paved drive leads to a parking area and double garage, with remote, electric up and over door. The gardens are beautifully maintained, and the principal garden has a west-facing, wide paved patio with shrub beds and remote-controlled lighting behind the house with an expansive lawn beyond: “Molly”, the robotic mower, is included in the sale. The garden has birch trees, pleached liquidambar, flowering cherry, evergreen hedging and a hard landscaped seating area. To one side is a further garden area with vegetable garden. Beyond a hedge at the bottom of the garden is a separate grassed area which also provides rear access to Mill House and the property beyond.



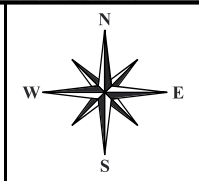


Mill House



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Date: 09:06:26
Drawn By: CW
Scale: 1:900 @ A4
Plan Ref: 20654

Title **Mill House**

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Approximate Gross Internal Area
 House = 330 sq m / 3,554 sq ft
 Double Garage = 27 sq m / 292 sq ft
 Total: 357 sq m / 3,846 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 24 June 2026
Our reference: STR012587264

Mill House, Mill Lane, Wadborough, Worcester, WR8 9HQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,150,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

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