



Springbank

Worcester Road | Wychbold | Droitwich | Worcestershire | WR9 7PF

 FINE & COUNTRY

SPRINGBANK

Tucked away at the end of a private driveway with no through access, Springbank is an exceptional detached family residence offering an enviable combination of privacy, contemporary styling and versatile accommodation. Beautifully presented throughout, the property extends to four bedrooms, four bathrooms and multiple reception spaces, all thoughtfully designed to create a home perfectly suited to modern family life. Impressive outdoor entertaining spaces. Finished to a high specification throughout, this is a home that effortlessly balances practicality with luxury.



Enjoying a peaceful setting with landscaped gardens, generous parking for four vehicles and potential for a detached double garage, subject to the necessary consents, Springbank seamlessly blends elegant interiors with impressive outdoor entertaining spaces. Finished to a high specification throughout, this is a home that effortlessly balances practicality with luxury.

Ground Floor: A welcoming porch opens into the entrance hallway, where a guest cloakroom and useful understairs storage provide practicality for everyday living. Positioned to the front of the property is a dedicated home office, complete with bespoke storage solutions, ideal for modern hybrid working.

Adjacent lies a superb ground floor bedroom suite, beautifully appointed with a luxurious ensuite shower room. A large bay window fitted with plantation shutters allows natural light to flood the room whilst maintaining privacy, creating an elegant and tranquil retreat ideal for guests, multi-generational living or those seeking single-storey accommodation.

The family room provides a warm and inviting space centred around a contemporary media wall and feature electric fireplace. Timber flooring adds warmth and character, whilst doors open directly onto a covered seating area overlooking the landscaped gardens. This sheltered entertaining space, enhanced by a mature grapevine, creates a wonderful extension of the internal living accommodation and provides the perfect setting for outdoor dining and relaxation.

At the heart of the home lies an outstanding open-plan kitchen, dining and living space. Designed with both family life and entertaining in mind, the kitchen features a substantial central island, quartz work surfaces, Bosch integrated appliances including an induction hob and oven, a wine cooler and a stable door providing convenient side access. A striking lantern roof light floods the space with natural light, whilst bi-fold doors seamlessly connect the interior to the terrace beyond. A contemporary media wall incorporating a stylish bi-fuel fireplace provides an attractive focal point to the living area, creating a space equally suited to relaxed family evenings and larger social gatherings.

Flowing effortlessly from the kitchen is the principal sitting room, a beautifully proportioned reception room enjoying a wood-burning stove and attractive bay windows overlooking the front aspect. Benefiting from a private position with no overlooking neighbours, this elegant room offers a wonderful sense of peace and seclusion. A fitted utility room completes the ground floor accommodation.









Seller Insight

“ From the very first viewing, this home offered something that is difficult to define yet impossible to ignore—a wonderful sense of warmth, space and belonging. Bathed in natural light and thoughtfully designed, it strikes the perfect balance between elegant open-plan living and more intimate spaces, creating a home that is equally suited to entertaining on a grand scale and enjoying quieter moments with family.

At its heart lies the beautifully appointed kitchen and dining area, a space that has become the backdrop to everyday life as well as countless celebrations. Flooded with light and finished to an exceptional standard, it effortlessly brings people together, whether for relaxed family breakfasts or lively evenings with friends. Complementing this are two distinctive reception rooms, each offering its own atmosphere; one centred around a charming log burner, the other enhanced by a bespoke media wall and contemporary fireplace, ensuring comfort and ambience throughout every season. The principal bedroom provides a peaceful sanctuary, offering the perfect place to retreat and unwind at the end of the day.

Every improvement has been undertaken with quality, longevity and style in mind. Solid oak flooring flows throughout the ground floor, while plantation shutters add timeless elegance to every room. Refurbished bathrooms, a stunning contemporary kitchen with integrated appliances, landscaped gardens, new timber fencing with feature lighting and impressive brick entrance pillars all contribute to a home that is ready to be enjoyed from the moment you arrive, with provision for electric gates should a future owner wish to enhance privacy further.

Outside, the landscaped garden feels like a natural extension of the living space—private, beautifully maintained and ideal for everything from summer entertaining to peaceful evenings with a book or morning coffee. The generous driveway comfortably accommodates up to six vehicles, making larger family gatherings and celebrations effortlessly convenient.

Beyond the property itself, Wychbold offers an enviable lifestyle. A welcoming village community hosts regular family events throughout the year, creating a genuine sense of belonging, while excellent schools, picturesque canal-side walks, independent pubs, leisure facilities and superb transport connections—including easy access to the M5 and Birmingham Airport—provide exceptional convenience without compromising the charm of village living.

This has been a home filled with treasured memories, from family birthdays and christenings to festive celebrations gathered around a magnificent Christmas tree with the warmth of the fire burning nearby. It is a place that has effortlessly adapted to every season of life, offering not simply a beautiful house, but a setting where lasting memories are made. Its next owners will inherit far more than an exceptional home—they will become part of a thriving community and a lifestyle that is as rewarding as it is enduring.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor: The first floor comprises of three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by the spacious family bathroom.









Outside

Springbank occupies a wonderfully private plot approached via a driveway serving only a handful of homes. Positioned at the end of the drive with no passing traffic, the property enjoys a peaceful and secluded setting rarely found within such a convenient location.

To the front, the driveway provides parking for approximately four vehicles, with ample space available for the construction of a detached double garage, subject to obtaining the relevant planning consents.

The gardens have been thoughtfully landscaped to create a series of attractive outdoor spaces that can be enjoyed throughout the seasons. A substantial patio terrace extends across the rear elevation, providing an exceptional space for entertaining and al fresco dining. The covered seating area creates a sheltered outdoor room, whilst mature planting and established boundaries provide both colour and privacy.

Particularly noteworthy is the substantial area of landscaped land to the side of the property, enhancing the sense of space and offering further opportunities for recreation, gardening or future enhancement.

The rear gardens provide an attractive backdrop to the house and can be fully appreciated from the principal bedroom balcony, creating a seamless connection between the internal accommodation and the surrounding landscape.









LOCATION

Springbank enjoys an enviable position on the edge of Wychbold, one of Worcestershire's most well-connected and desirable village locations. Combining a peaceful semi-rural setting with exceptional convenience, the property is ideally placed for access to major transport links, excellent schooling, leisure facilities and beautiful countryside, making it perfectly suited to modern family living.

The thriving village of Wychbold offers a range of everyday amenities, whilst the nearby Georgian spa town of Droitwich Spa, approximately 3 miles away, provides an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and professional services. The cathedral city of Worcester lies approximately 8 miles to the south, whilst Bromsgrove is approximately 8 miles to the north. Birmingham city centre can be reached in around 40 minutes by car.

The charming village of Hanbury, approximately 4 miles away, is one of Worcestershire's most desirable rural destinations. Famed for its historic church, village cricket ground and rolling countryside views, Hanbury epitomises quintessential English village life. The nearby Jinney Ring Craft Centre has become a popular destination for artisan shopping, dining and seasonal events, whilst a collection of highly regarded country pubs and restaurants can be found throughout Hanbury, Upton Warren, Cutnall Green and the surrounding villages. Together with miles of scenic walking, cycling and riding routes, the area offers an exceptional lifestyle for those seeking to embrace the Worcestershire countryside.

For commuters, connectivity is exceptional. Junction 5 of the M5 motorway is less than 2 miles away and can typically be reached within 5 minutes, providing swift access to Birmingham, Cheltenham, Bristol and the wider motorway network. Droitwich Spa railway station is approximately 3 miles away and offers direct services to Worcester, Birmingham and beyond. Worcestershire Parkway, approximately 10 miles distant, provides direct rail services to London Paddington in around 2 hours, whilst additional direct London services are available from Worcester Foregate Street and Worcester Shrub Hill stations. London itself can typically be reached in approximately 2 hours and 45 minutes by road. Birmingham International Airport is approximately 30 miles away and can generally be reached within 35 to 40 minutes, offering extensive domestic and international flight connections.

The area is particularly renowned for its educational provision. Highly regarded schools within easy reach include Dodderhill School, Bromsgrove School, RGS Worcester, RGS The Grange and King's Worcester, making the location particularly attractive to families.

Leisure facilities are abundant. Droitwich Spa Leisure Centre and the historic Droitwich Spa Lido provide excellent swimming, fitness and recreational facilities, whilst nearby sports and wellness facilities offer a wide variety of activities for all ages. Golf courses, tennis clubs and equestrian facilities can all be found within the surrounding area.

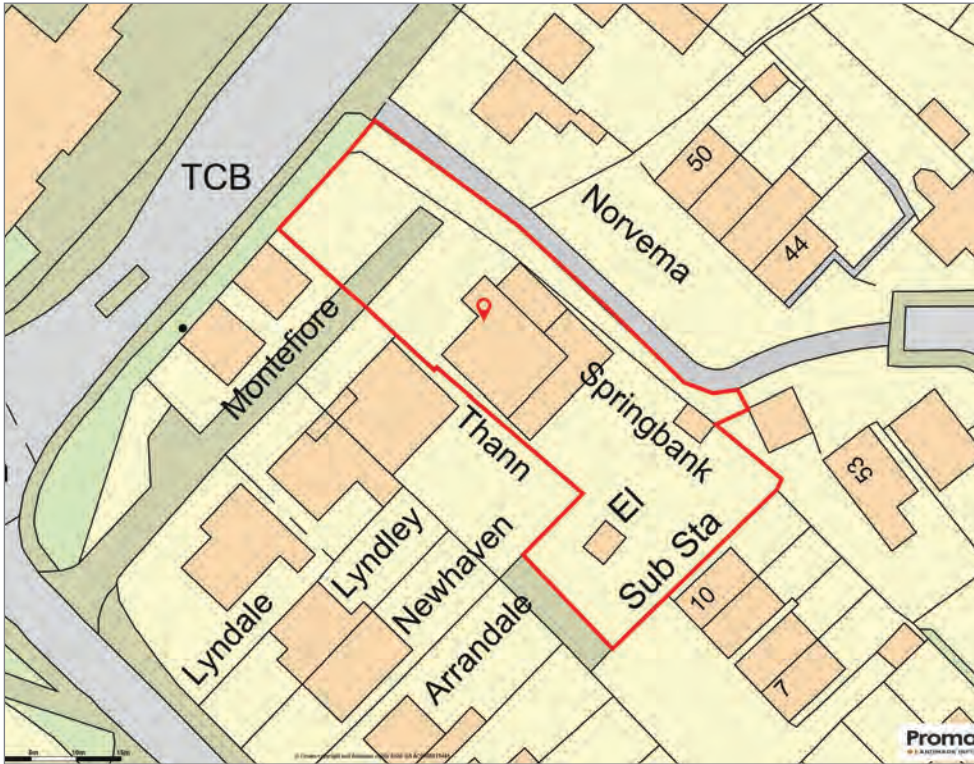
The location is equally appealing for those who enjoy the outdoors. Miles of countryside walks, bridleways and cycling routes can be explored from the doorstep, whilst the Worcester and Birmingham canal provides scenic towpath walks and cycling opportunities through some of Worcestershire's most attractive landscapes. The surrounding villages host a variety of seasonal events, farmers' markets, country fairs and community celebrations throughout the year.

Food lovers are exceptionally well catered for. Nearby dining destinations include the highly acclaimed Entouraj Indian Kitchen & Bar in Cutnall Green, The Chequers Inn, The Hadley Bowling Green and a variety of independent restaurants and cafés in both Droitwich Spa and Worcester. For shopping, gardening and leisure, the renowned Webbs of Wychbold is less than 5 minutes away and is widely regarded as one of the finest garden centres in the Midlands, offering exceptional horticultural displays, homeware collections, dining experiences and year-round events.

Healthcare provision is equally convenient, with Worcestershire Royal Hospital approximately 8 miles away in Worcester, whilst private healthcare facilities are available nearby at the Droitwich Spa Hospital and Spire South Bank Hospital.

Combining outstanding accessibility, highly regarded schooling, excellent leisure facilities and beautiful surrounding countryside, Springbank occupies a superb location that offers an exceptional quality of life. Whether commuting to Birmingham or London, enjoying the local countryside, exploring the restaurants and pubs of Hanbury and Droitwich Spa, or simply embracing village life, this is a location that effortlessly caters to every stage of modern family living.





Material Information

Tenure: Freehold
 Council Tax Band: E
 Local Authority: Wychavon
 EPC: Rating C
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Mains
 Heating: Mains gas central heating
 Broadband: FTTP full fibre ultrafast broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Driveway parking for 4+ vehicles and 1 Tesla car charging unit.
 Total Internal Floor Area: 2,715 sq ft
 Additional Information: Property split over two titles.
 Title Information: The property benefits from legal rights granted in historic conveyances. Part of the adjoining land is subject to a private right of way in favour of neighbouring land. The adjoining land is affected by a Section 106 Planning Agreement. The adjoining land is subject to restrictive covenants. There is an electricity easement/wayleave with restrictions on building, excavation and tree planting within the affected area.

Directions

Postcode: WR9 7PF
 what3words: ///rejected.mailboxes.ensemble

Viewing Arrangements

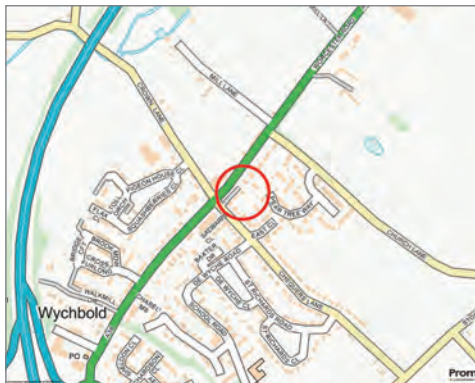
Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on +44 (0)1905 678111.

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



SPRINGBANK, WORCESTER ROAD, WYCHBOLD, DROITWICH, WYCHAVON, WORCESTERSHIRE, WR9 7PF



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 2715 sq ft, 252m²
TOTAL AREA: 2715 sq ft, 252m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 10.07.2026

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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THE FINE & COUNTRY
FOUNDATION

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