



Draycott Cottage
Main Road | Kempsey | Worcester | Worcestershire | WR5 3NY

 FINE & COUNTRY

DRAYCOTT COTTAGE

Nestled in the heart of the sought-after village of Kempsey and with stunning views of the Malvern Hills, Draycott Cottage is an exceptional detached family home set in just under an acre, that effortlessly blends timeless country charm with practical modern living. Rich in character, but not listed, the property showcases an abundance of original features including exposed beams, flagstone and stone flooring, a bespoke farmhouse kitchen and a welcoming wood-burning stove, creating a warm and inviting atmosphere throughout.

Offering over four generous bedrooms, including a substantial principal suite with an impressive ensuite bathroom, the property has been thoughtfully designed for family life. Outside, beautifully established gardens include mature oak, maple, flowering horse chestnut trees and two magnificent weeping willows. The property includes extensive parking, a triple garage and further gated driveway access providing excellent versatility; with the garage offering exciting potential for conversion or alternative use and the additional possibility of a future property in the grounds, all subject to the necessary planning consents.



Ground Floor: A welcoming entrance hall immediately sets the tone, offering an impressive first impression with useful understairs storage and a practical boot cupboard, ideal for busy family living.

At the heart of the home lies the beautifully crafted bespoke solid wood farmhouse kitchen diner, thoughtfully designed with handcrafted cabinetry, characterful finishes and a traditional SMEG range complemented by an overhead extractor. Flagstone flooring enhances the rustic appeal, whilst a generous walk-in pantry provides exceptional storage. French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection with the outdoors.

Leading from the kitchen is a spacious utility and boot room, fitted with solid pine cabinetry and matching flagstone flooring. With ample room for an American-style fridge freezer, additional appliances and direct side access, this is an invaluable everyday space. Adjacent is a conveniently positioned ground floor shower room with WC, perfectly suited to modern family life.

To the opposite side of the entrance hall is a substantial dining room, equally suited as a formal entertaining space or additional reception room. Stone flooring and further built-in storage add both character and practicality.

The elegant sitting room is full of warmth and period charm, featuring exposed beams, attractive stone flooring, a feature fireplace housing a wood-burning stove and an additional storage cupboard. Flowing effortlessly into the conservatory, this versatile room provides an additional reception area overlooking the garden, ideal as a garden room, reading space, gym space or family snug throughout the seasons.









SELLER INSIGHT

“ One of the most cherished aspects of life at Draycott Cottage is its breathtaking outlook towards the Malvern Hills. From dawn through to dusk, the ever-changing landscape provides a spectacular backdrop, with sunsets that are particularly memorable and can be enjoyed from the comfort of the garden.

Beyond the property, open countryside stretches out behind the house, where an abundance of footpaths offers wonderful opportunities for walking, whether enjoying peaceful strolls or exercising the dog. Kempsey Common is also just a short drive away via Bestmans Lane, providing yet another beautiful outdoor space to explore.

Complementing the idyllic setting is the warm sense of community, with friendly and supportive neighbours making Draycott Cottage not only a beautiful place to live, but a genuinely welcoming one too.”



* 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 continues to impress with four generously proportioned double bedrooms, all offering excellent storage through a combination of fitted wardrobes and walk-in cupboards.

The principal bedroom enjoys a particularly luxurious feel, benefitting from fitted cabinetry to either side, two Velux windows that flood the room with natural light and newly fitted carpeting. Its standout feature is the exceptionally spacious ensuite bathroom, complete with a full-sized bath, separate walk-in shower, vanity unit and two large Velux windows creating a wonderfully bright and airy retreat.

The remaining three double bedrooms are all well-proportioned and ideal for families or guests. They are served by a well-appointed family bathroom, fitted with practical cabinetry including a rainfall shower with six body jets, offering both style and practicality.









Outside: The property enjoys expansive, attractive, mature gardens that have been lovingly established over many years and are predominantly laid to lawn, providing an ideal setting for both family life and outdoor entertaining.

A greenhouse and timber garden shed offer excellent storage and appeal to keen gardeners, whilst an additional gated access provides further driveway access directly into the rear garden for added convenience.

To the front, the property offers extensive off-road parking for five or more vehicles together with an impressive triple garage providing exceptional storage, workshop space or exciting potential for conversion into ancillary accommodation, a home office or leisure space, subject to obtaining the appropriate planning permissions.









LOCATION

Draycott Cottage enjoys a superb position within the desirable village of Kempsey, one of Worcestershire's most sought-after locations. The village offers an excellent range of everyday amenities including a village shop, post office, pharmacy, doctor's surgery, parish church, sports clubs and highly regarded primary school, all contributing to its strong sense of community.

Kempsey is well served by a selection of traditional country pubs and eateries, including The Anchor Inn, The Crown Inn and The Blue Bell at Callow End, whilst nearby Worcester offers an extensive choice of independent cafés, fine dining restaurants and national retailers. The vibrant riverside city also provides theatres, cinemas, sporting facilities and regular cultural events.

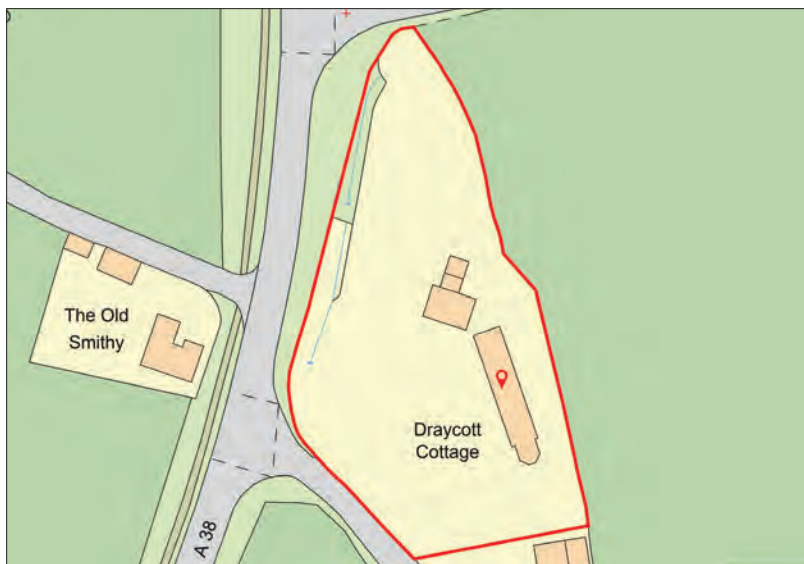
Families are particularly well catered for, with Kempsey Primary School enjoying an excellent reputation. Highly regarded secondary schooling is available nearby, alongside an outstanding selection of independent schools including The King's School Worcester, The Royal Grammar School Worcester (RGS), Malvern College and Bromsgrove School.

For commuters, Worcester city centre lies approximately 4 miles to the north, providing two mainline railway stations. Worcester Foregate Street offers direct services to Birmingham, while Worcester Shrub Hill provides connections to London Paddington in approximately 2 hours and 15 minutes. The nearby M5 motorway (Junctions 6 and 7) offers excellent road links to Birmingham, Bristol and the wider motorway network. Birmingham Airport is approximately 40 miles away and can typically be reached in around 50 minutes by car.

Healthcare facilities are excellent, with Worcestershire Royal Hospital situated approximately 5 miles away, complemented by a range of private healthcare providers within Worcester and the surrounding area.

The surrounding Worcestershire countryside provides an abundance of leisure opportunities including riverside walks along the River Severn, cycling routes, Worcestershire Parkway station for further rail connections, Worcester racecourse, the Malvern Hills National Landscape, Croome Court, Hanbury Hall and numerous golf clubs, making this a superb location for those seeking an idyllic village lifestyle whilst remaining exceptionally well connected.





Material Information

Tenure: Freehold
Council Tax Band: G
Local Authority: Malvern Hills
EPC: Rating E

Construction: Brick and timber frame external skin with cavity wall and internal thermalite blocks on a tiled roof.

Electricity Supply: Mains

Water Supply: Mains

Drainage and Sewerage: Mains

Heating: Oil-fired central heating

Broadband: Standard ADSL broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Parking: Triple garage and driveway parking for 7+ vehicles.

Total Internal Floor Area: 2,507 sq ft

Additional Information: Accessibility: Step free access from the driveway into the property, ground floor access and level access to shower.

CCTV or similar security system in operation.

Drains, pipes or wires leading to the neighbouring property cross Draycott Cottage - access is required for repairs.

A former summer house has been removed, however the foundation remains adjacent to the conservatory which could be useful for future use.

Title Information: The property is subject to historic restrictive covenants dating from 1966. The wording of these covenants is not available because the original deed was not produced when the property was first registered. Buyers should make their own legal enquiries through their solicitor.

Directions

Postcode: WR5 3NY
what3words: ///digital.chuck.joys

Viewing Arrangements

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

Website

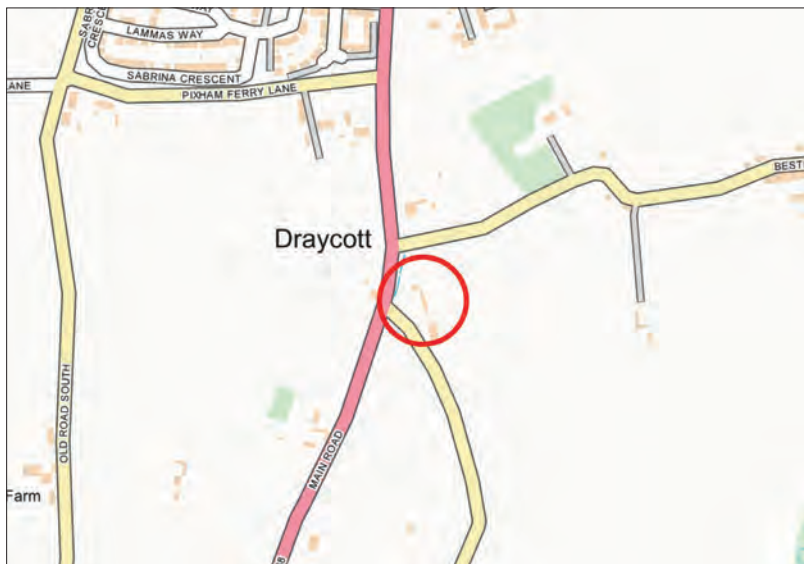
For more information visit
<https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





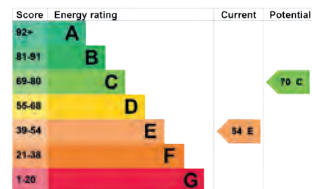
Garage



First Floor



Ground Floor



Draycott Cottage, Worcester

Garage floor area: 48m² / 526ft²

House floor area: 232m² / 2507ft²



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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 27.08.2026





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