

Reinehr Villa

20 Victoria Avenue | Droitwich | Worcestershire | WR9 7DF

FINE & COUNTRY

REINEHR VILLA

Reinehr Villa is an immaculately presented Victorian townhouse within walking distance of Droitwich Spa centre. With a wealth of period features throughout, this substantial three storey four-bedroom family home has everything anybody could need and has been refurbished to a very high standard. South-facing mature gardens and an outside office provide ample space for those that love the outdoors.



Ground Floor

The property is approached through a solid oak door and into an elegant entrance hallway which is complimented by original Minton flooring, coving and chandeliers - very in keeping for its era. The staircase leads to the floors above and a pantry and storage can also be found off the entrance hall.

The substantial sitting room/dining room offers a large space to enjoy everyday living. This room is bright and airy with a number of windows and includes a log burner for cosy nights in, plus recently fitted air-conditioning for the increasingly hotter days. Leading from the dining room, doors open into the orangery which has tiled flooring, feature exposed brick wall and lantern lights with a fixed roof and heating so this room can be enjoyed all year round and has super views of the rear gardens and doors that lead out onto the first patio and entertaining area.

Reinehr Villa has a further cosy snug room which leads into the kitchen which has a range of integrated appliances including a four-oven Aga, an electric oven with extractor fan, plus a dishwasher and microwave. This hub of the home includes a utility room with space for a washing machine and further storage units with a WC and shower room to the side.











Seller Insight

For the current owners, the appeal of this distinctive home was immediate. Having lived here for 11 years, they still remember stepping through the front door and being captivated by the beautiful Minton tiled hallway floor and wealth of original features. Since then, the house has provided a wonderful blend of character, comfort and space.

Set back from the road along Victoria Avenue, the property enjoys privacy within a friendly, established community. Generous side parking accommodates up to five cars, alongside an electric vehicle charging point and wood store. Planning permission was previously granted for a garage with a room above, although this has now lapsed.

Inside, the house has a welcoming country-house atmosphere, with traditional furnishings complementing its original architectural details. Large windows bring natural light into the rooms throughout the day, while the kitchen is a particular favourite, especially when the Aga creates a cosy setting for cooking and relaxing.

The orangery, renovated with an insulated solid roof, is another much-loved space. Overlooking the garden, it provides a comfortable retreat throughout the year. The principal bedroom enjoys attractive views across Droitwich, while the house's position offers sunrises at the front and sunsets towards the rear.

Outside, the garden has evolved into a peaceful haven for relaxing and entertaining. Established planting, a pond water feature, raised vegetable beds and areas for growing fruit, vegetables and flowers bring colour and interest throughout the seasons. Several seating areas, including a raised patio and garden room, provide opportunities to enjoy the surroundings whatever the weather. The owners have also added an ensuite to the principal bedroom and installed double glazing.

The house has been a wonderful setting for family celebrations, including gatherings of up to 27 guests. Double doors connecting the dining room allow additional tables to be accommodated, while the generous bedrooms make overnight stays convenient. These occasions have created some of the owners' happiest memories, bringing different generations together under one roof.

The sense of community along Victoria Avenue has been equally special. Neighbours stay connected through an active WhatsApp group, while an annual garden party, hosted by a different household each year, provides an opportunity to catch up. With residents of different ages and children adding to the neighbourhood's vitality, it is a welcoming place to call home.

The location further enhances its appeal. Droitwich Spa town centre is approximately a 10-minute walk away, offering independent shops, places to eat and everyday amenities, with Waitrose a particular favourite. Doctors' surgeries, veterinary practices and the mainline railway station are also within walking distance, while regular bus services connect Worcester and Bromsgrove. Nearby parkland offers pleasant walks beneath the trees.

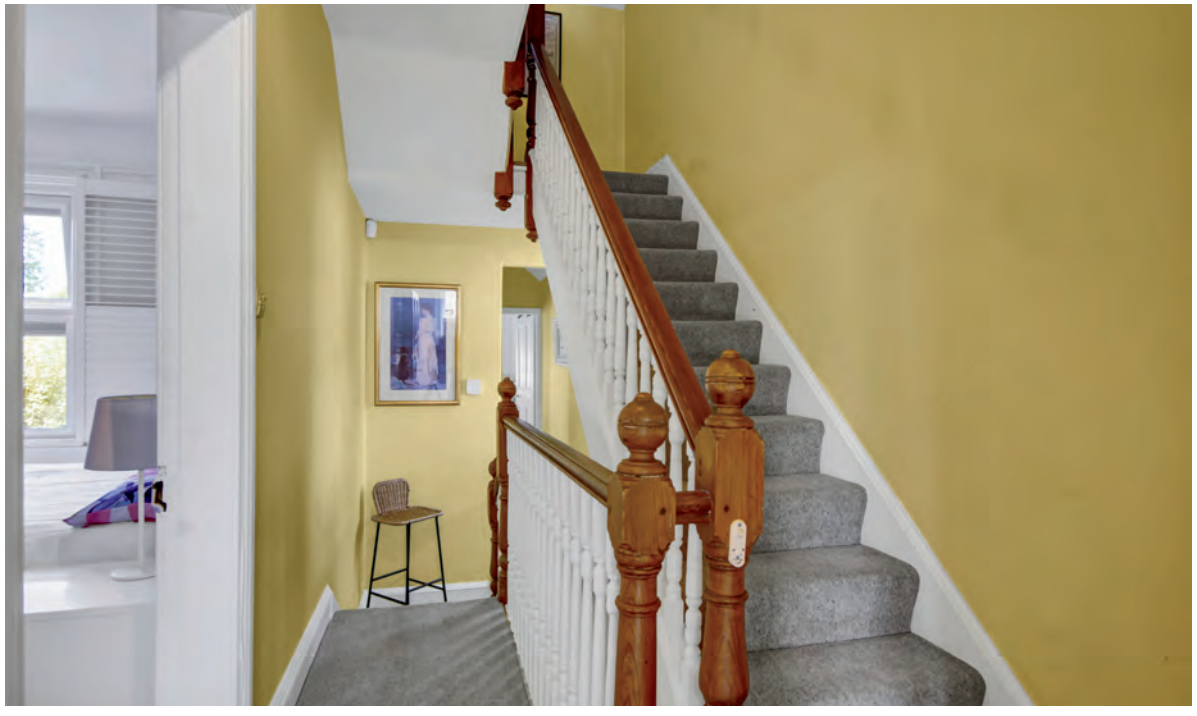
*After 11 happy years, the owners' advice to the next occupants is simple: take time to relax and enjoy everything this distinctive home has to offer, creating lasting memories of their own.**

* 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.




May the world be your oyster





First Floor: Three of the four bedrooms are found on the first floor which has a spacious layout and offers versatility for all. Bedroom two is located at the front of the house and has a fabulous balcony which can be accessed via French doors giving a grand feeling and plenty of light. The current owners have recently installed air-conditioning to this bedroom - perfect for our balmy summers. This bedroom also has a feature fireplace.

Bedroom three is located at the rear of the property and is another large room with views of the garden and has a room located next to it which is currently used as an office/study/dressing room. Bedroom four is another good-sized double with built-in cupboard and a further feature fireplace, both this room and the family bathroom are central to the property. The family bathroom offers a variety of bathing facilities and includes a free-standing bath, separate shower and pedestal vanity unit and WC.

Second Floor: The principal bedroom is found on the top floor of the property and is of a particularly large proportion with its own ensuite facilities which include a walk-in shower, vanity unit and WC. This room has fabulous views of the locality, blinds to the windows and an overall luxurious feel.

















Outside: Reinehr Villa has a lovely traditional approach with brick pillars and a neat front garden. A large driveway to the side offers plenty of off-road parking and also has the advantage of an installed electric car charger. The current owners previously obtained planning permission for a garage, which has since lapsed; however, a new application should be achievable.

The rear gardens are south-facing and of a larger size than usual for a townhouse of this period. Mature trees and borders surround the well-maintained lawns and provide privacy. There is a large patio next to the orangery and steps that lead up to the lawned area where you will also find raised beds and a fruit cage - perfect for those that love to grow their own produce.

A recently erected garden room is fully insulated (including roof and walls) and is a versatile addition to the property and could be used as an outdoor office or fitness room - or as it is by the current owners "a wonderful place to enjoy the afternoon sun and read and have a snooze" This room also has super-fast internet which is available throughout the property by professionally installed range extenders.

To the rear of the garden is a shed which is, in fact an Old Coach House - with signs of where the pony was stabled in former years, evidenced by the original cobbled floor bricks. The shed/coach house was reroofed when the house was last purchased. There is a lovely wildlife pond with water feature and another large patio for further enjoyment of this lovely space.











LOCATION

Reinehr Villa is located just a 10 minute walk from Droitwich Spa which provides a wide range of shops, supermarkets, cafés, a library, many churches, and essential services. The town is home to the renowned Droitwich Spa Lido, one of the UK's few remaining open-air saltwater pools - perfect for summer leisure. The area also boasts several leisure centres, sports clubs, and scenic walking routes, making it ideal for active lifestyles. The canal festival and comedy festival put Droitwich on the map, and the local market on a Friday is well enjoyed.

This area is well-known for its outstanding local dining scene. In addition to popular spots such as The New Inn at Hawford, The Crown at Wychbold, and The Robin Hood, Wescoe is just 3 miles from the picturesque village of Ombersley - renowned for its excellent eateries. Highlights include The Kings Arms, offering refined dining in a historic setting; The Venture Inn, a stylish gastropub with a loyal following; and Checketts of Ombersley, a much-loved delicatessen and bistro serving high-quality local produce and seasonal dishes.

The property is well placed for access to a number of good local schools, including Witton Middle School, Westacre Middle School, and Droitwich Spa High School. Prestigious independent schools such as RGS Worcester and The King's School Worcester are also within easy reach, as is Bromsgrove School.

Reinehr Villa enjoys excellent transport links to the M5 (J6) and access to the Worcestershire Parkway station. The nearby A38 and M5 motorway (J5) offer direct routes to key destinations: Worcester is approximately 8 miles (20 minutes by car), Birmingham is approximately 22 miles (35–40 minutes by car or train) and London is approximately 120 miles (2 hours and 15 minutes by train from Droitwich via Worcester, or 2 hours and 30 minutes by car (depending on traffic).

Droitwich Spa railway station, within walking distance, provides regular services to Worcester, Birmingham New Street, and onward connections to London Paddington, making this an ideal location for both regional commuting and access to the capital.



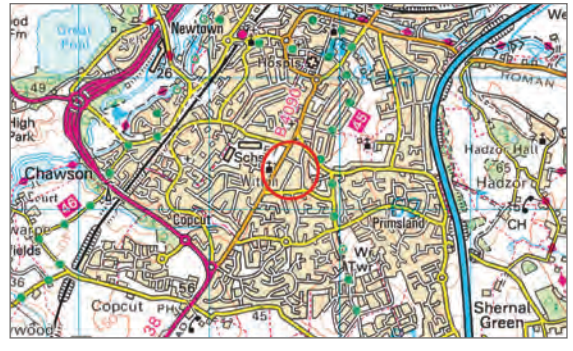

AUTY TREATMENTS
& TANNING











Material Information

Tenure: Freehold
Council Tax Band: F
Local Authority: Wychavon
EPC: Rating D
Property Construction: Standard (brick and tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Mains
Heating: Mains-gas central heating and two air-conditioning units in the property
Broadband: Ultrafast full-fibre broadband connection available - we advise you to check with your provider. Superfast internet has been installed by the current owners with professionally installed extenders which extends throughout the property including the garden and the garden room.
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 with electric car charger point
Total Internal Floor Area: 2,527 sq ft
Additional Information: Smart systems include Hive and Reolink. Security alarm system.

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–1.00 pm

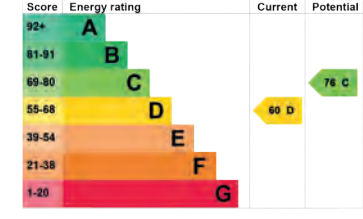
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Approximate Gross Internal Area = 234.8 sq m / 2527 sq ft
(Excluding No Access)
Outbuildings = 31.5 sq m / 339 sq ft
Total = 266.3 sq m / 2866 sq ft



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The Property Ombudsman

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We value the little things that make a home



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