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**Andrew
Grant**



17 Pear Tree Way



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Wychbold, WR9 7JW

A spacious four-bedroom detached home with three reception rooms, two en suites and a beautifully established garden overlooking open farmland, complemented by a detached double garage and workshop.

4 Bedrooms | 3 Bathrooms | 3 Receptions | Double garage and workshop

With separate spaces for relaxing, dining and working alongside an open plan kitchen, dining and family room, this detached home offers superb reception spaces. Four double bedrooms include a primary suite with a dressing room and a second bedroom with its own shower room. The established rear garden enjoys views over a farmed field, while a detached double garage, workshop and parking add practical appeal.

1707 sq ft (158.6 sq m)

Freehold

The ground floor

The kitchen opens into a spacious dining and family room, creating a versatile setting for everyday living and entertaining. Fitted cabinetry provides generous storage and worktop space, complemented by integrated ovens, a gas hob and a breakfast bar for informal dining.

Beyond the kitchen, the adjoining family area offers space for comfortable seating alongside a dining table, with broad windows overlooking the rear garden and French doors opening directly onto the terrace. This connection to the outside makes the room particularly appealing during warmer months, while its open plan arrangement allows cooking, dining and relaxing to take place together.

A separate utility room provides additional practical space, with direct access outside, and underfloor heating serves both the kitchen and utility.





French doors connect the living room directly to the rear garden, extending the space onto the terrace in warmer weather. A fireplace with a pale surround provides a focal point, while the room remains separate from the busier kitchen and family area.

A separate dining room at the front of the home provides a more formal setting alongside the everyday dining space in the kitchen. Its position off the entrance hall also offers scope for use as a playroom or additional sitting room.

The study gives the home a dedicated space for working away from the principal reception rooms. A front facing window provides an outlook towards the approach, and access directly from the hall allows it to operate independently.

The entrance hall brings the ground floor rooms together, with an attractive staircase forming a distinctive central feature. Its curved lower step leads to a traditional painted timber balustrade. The timber flooring is particularly striking, with decorative inlaid borders and a compass rose design creating an impressive first impression. A useful cupboard beneath the stairs provides storage, while a separate cloakroom includes a WC and pedestal basin.





The first floor

The spacious primary bedroom forms part of a well-arranged suite, with a separate dressing room and private en suite shower room. A window overlooking the rear of the property brings natural light into the bedroom, while an attractive arched opening leads through to the adjoining dressing area. Beyond the dressing room, the en suite is finished with tiled walls and decorative mosaic detailing, incorporating a glazed shower enclosure, vanity wash basin with storage beneath and WC.

The second double bedroom has built in storage and its own en suite, providing a useful arrangement for guests or family members seeking greater independence. The shower room includes a glazed enclosure, pedestal basin and WC, with a window for ventilation.

A built in cupboard supplements the third double bedroom, leaving the main room available for bedroom furniture. Its rear facing window looks towards the garden, maintaining the connection with the setting enjoyed by the principal living spaces below.









The fourth bedroom completes the four double bedrooms and includes a built in cupboard. A rear facing window brings daylight into the room, while its position beside the landing keeps it close to the family bathroom.

The family bathroom combines a shaped bath with an overhead shower and glazed screen. Tiled walls have a mosaic border, while a vanity basin and concealed cistern WC sit beneath a continuous counter with cupboard storage below.





The garden and parking

The established rear garden provides an attractive outdoor setting, with a pleasing combination of paved terraces, lawn and mature planting. French doors from both the living room and family area open onto the terrace, creating inviting spaces for outdoor dining, entertaining or simply enjoying the garden.

Steps lead up to a generous area of lawn, bordered by established shrubs, flowering plants and mature trees. A timber pergola provides a sheltered seating area and a summerhouse offers an additional spot to relax or pursue hobbies.

Beyond the rear boundary, views extend across a farmed field, providing an appealing countryside backdrop and a sense of openness rarely found in a residential setting.

A shared driveway provides access to parking for four vehicles in total, including two within the detached double garage. Electric garage doors and an electric vehicle charger add convenience, while a workshop behind the garage provides separate space for hobbies and practical projects.







Location

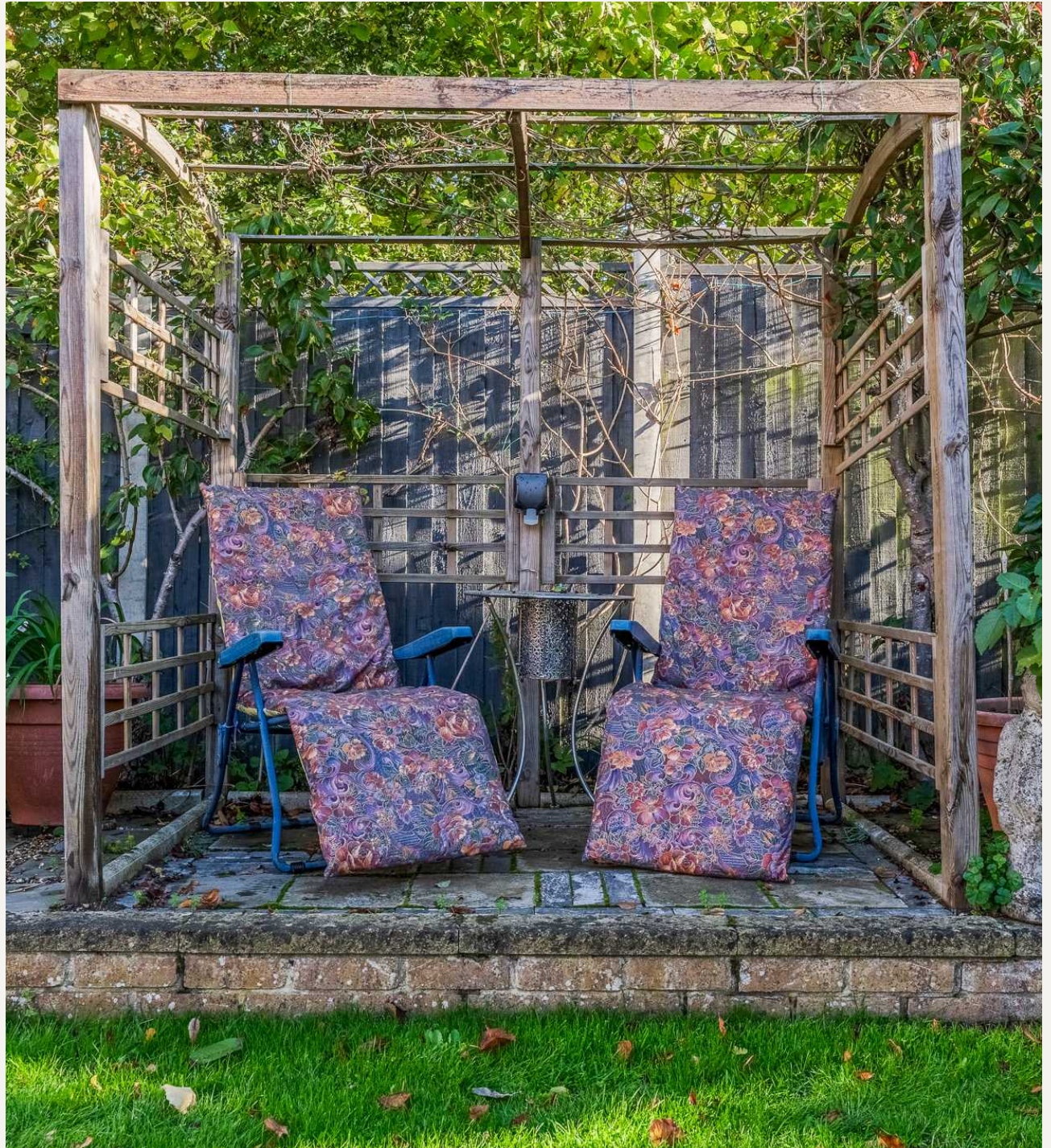
Pear Tree Way lies in Wychbold, a Worcestershire village between Droitwich Spa and Bromsgrove. The property's rear outlook over a farmed field brings a rural dimension to its residential setting.

Webbs of Wychbold provides a local destination for garden and home shopping, with a food hall and restaurant. Droitwich Spa and Bromsgrove offer a wider choice of shops and services.

Wychbold First and Nursery School on School Road caters for children aged three to nine. Further educational options are available in the surrounding area, with admissions subject to individual school arrangements.

The A38 links Wychbold with Droitwich Spa and Bromsgrove, while junction 5 of the M5 provides access to the wider motorway network. Droitwich Spa station offers an alternative for rail travel.

Nearby Upton Warren is home to the Christopher Cadbury Wetland Reserve, offering opportunities for birdwatching throughout the year. The surrounding Worcestershire countryside adds further appeal for those who enjoy time outdoors.



Services

The property benefits from mains electricity, gas, water and drainage. An electric vehicle charger is located in the garage. The loft has ladder access, two roof windows, lighting and electrical sockets and is mainly boarded.

Broadband Speed

Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage

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

Flood Risk

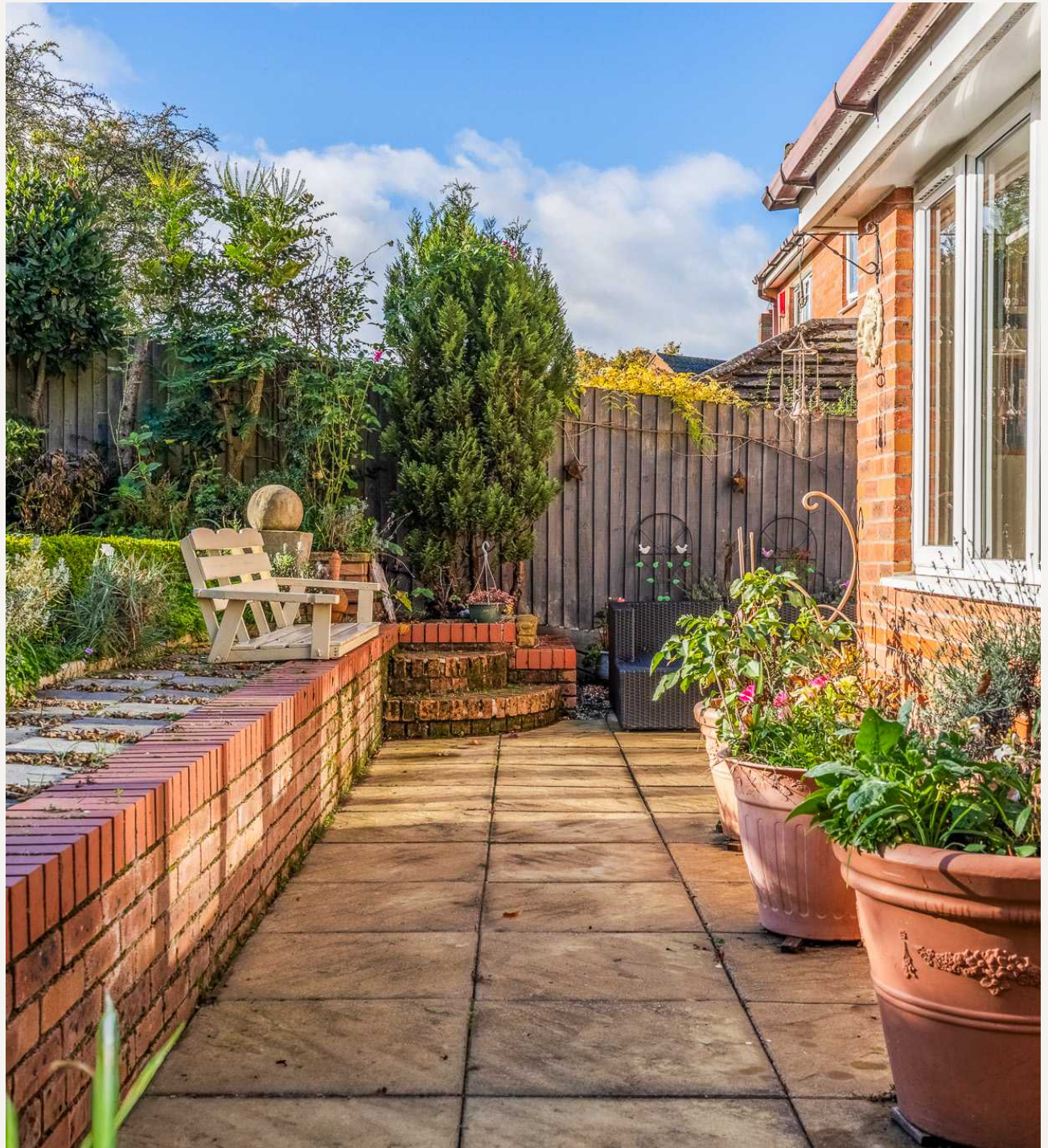
According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: C.

Council Tax

The Council Tax for this property is Band G.



Pear Tree Way, Wychbold, Droitwich, WR9



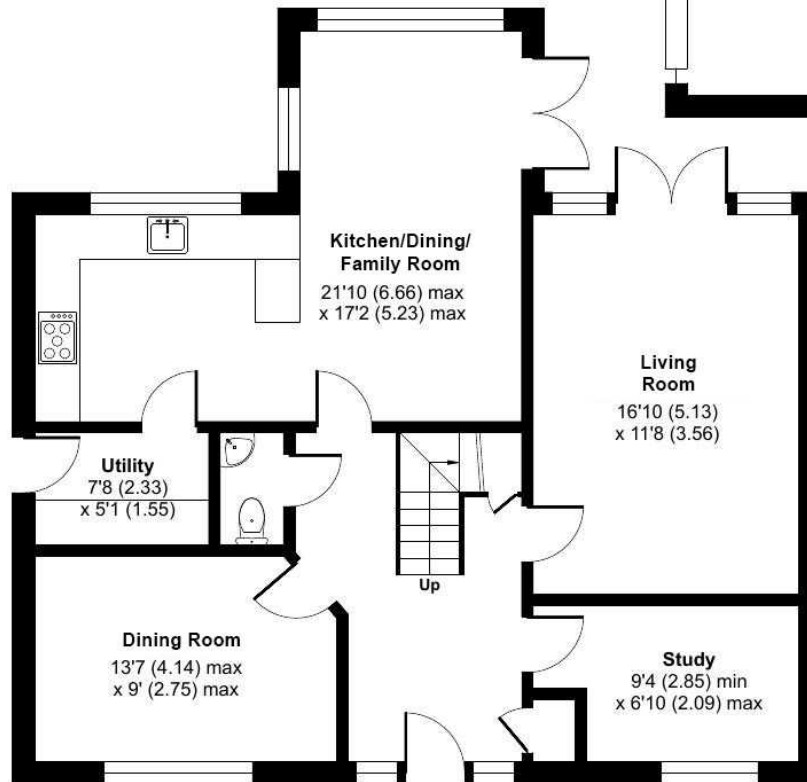
Approximate Area = 1707 sq ft / 158.6 sq m

Garage = 284 sq ft / 26.4 sq m

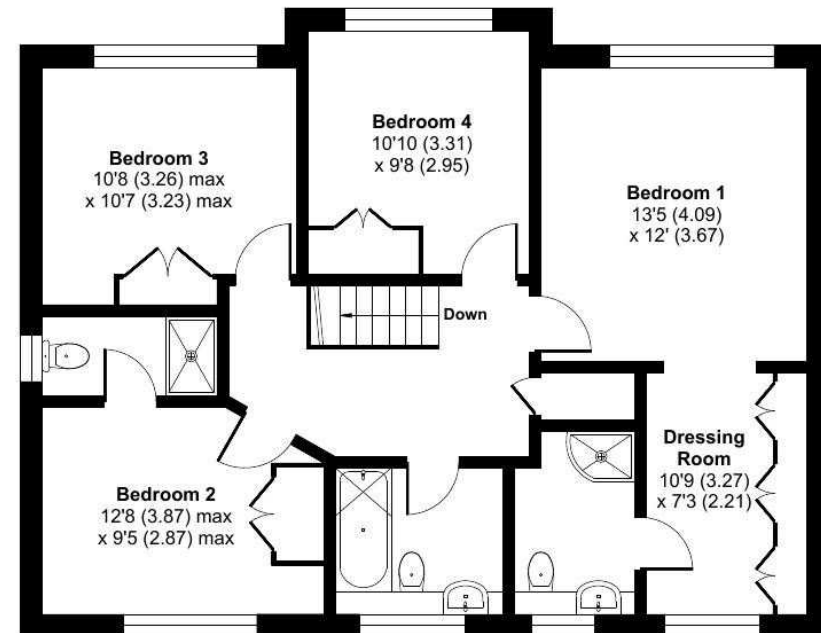
Total = 1991 sq ft / 185 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Andrew Grant. REF: 1535653



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