

Andrew Grant
PRESTIGE & COUNTRY



Oak Tree

Ladywood, Droitwich, WR9 0AL



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5 Bedrooms 4 Bathrooms 3 Reception Rooms

“Set within rolling countryside, Oak Tree combines panoramic views, expansive open-plan living and a versatile detached garage with outstanding annexe potential...”

Scott Richardson Brown CEO

- Exceptional contemporary home offering over 4,600 sq ft of luxurious living space
- Sleek open-plan kitchen with central island, Siemens appliances and Quooker tap
- Principal suite with dual-aspect bifold doors, dressing room and digitally controlled walk-in shower
- Versatile cinema room and separate living room with bifold doors
- Fully air-conditioned and climate-controlled throughout, ensuring a comfortable environment all year round
- Expansive south-facing terrace and lawned gardens with open countryside views
- Driveway with extensive parking alongside a versatile two-storey double garage with plumbing, heating and conversion potential
- Rural location yet close to Droitwich, Worcester and nearby villages with canal walks



4,631 sq ft (430 sq m)



The entrance hall

A spectacular double-height entrance hall forms the heart of the home, setting an impressive tone on arrival. A wall of glazing with a central oak door floods the space with light. A sweeping staircase with decorative iron balustrade rises to a galleried landing above, while large porcelain tiles flow into the adjoining living areas, creating a seamless connection between spaces.





The kitchen

The hand-crafted kitchen is designed for entertaining, centred around a huge marbled granite island with breakfast bar and integrated Quooker hot, cold and sparkling tap. Linear cabinetry conceals a full suite of Siemens appliances, including ovens, warming drawer and space for an American-style fridge freezer. A mirrored splashback and feature beam add drama, while dual aspect bifold doors and a wood-burning stove link the space effortlessly to the dining and sitting area and out onto the terrace.







The living and dining area

Open plan to the kitchen, this sociable space accommodates dining and everyday living with ease. A bespoke banquette wraps around the island to create an informal dining area beneath statement pendant lights. Full-height sliding doors span two walls, opening onto the terrace and garden, and a contemporary stove anchors a relaxed seating area. The flow allows large gatherings while still feeling intimate.





The living room

A separate reception room provides a calm retreat for family relaxation. A broad window and patio doors frame garden views and air-conditioning ensures comfort. The generous proportions accommodate a range of seating options. This room is tucked just off the hall for quiet evenings or movie nights away from the hub of the home.







The cinema room

Designed as a dedicated media space, the cinema room features a built-in projection screen for immersive viewing. An expanse of bifold doors draws the landscape in, while integrated climate control and dimmable lighting create the perfect atmosphere. With ample floor space, this versatile room can host everything from film screenings to teenagers' sleepovers.





The utility

A generous boot room/utility runs alongside the kitchen and provides excellent secondary storage. A long run of cabinets incorporates space for laundry appliances and a fridge freezer and housing for the pressurised hot-water cylinder and electrical systems. A door gives direct access to the garden, making it ideal for muddy boots and pets, and there is plenty of room for coats and outdoor gear.



The principal bedroom

The principal suite is a sumptuous private sanctuary. Vaulted ceilings and large windows add character, while two sets of bifold doors maximise the panoramic views. Climate-control units and plush carpeting enhance comfort, and there is ample room for seating or a home workspace. A large dressing room and luxurious en suite lie just beyond.



The principal en suite

The principal en suite pairs spa-like luxury with everyday practicality. Twin basins sit within a sleek vanity next to a WC and a digitally controlled walk-in shower finished with marble panels and a rainfall head. A heated towel rail and underfloor heating keep things cosy, and a window brings in natural light.





The second bedroom

This generous double bedroom enjoys bifold doors, allowing you to appreciate the far-reaching countryside views. A half-height dividing wall subtly zones the sleeping area, while fitted wardrobes maximise the floor space. Integrated climate control provides year-round comfort. This room also has access to a Jack and Jill en suite, shared with the fourth bedroom.





The third bedroom

Another light and airy double room, the third bedroom features bespoke fitted wardrobes including fitted dressing table along one wall and a set of bifold doors with lovely views. Sloping ceilings add character and an air-conditioning unit ensures comfort in all seasons.





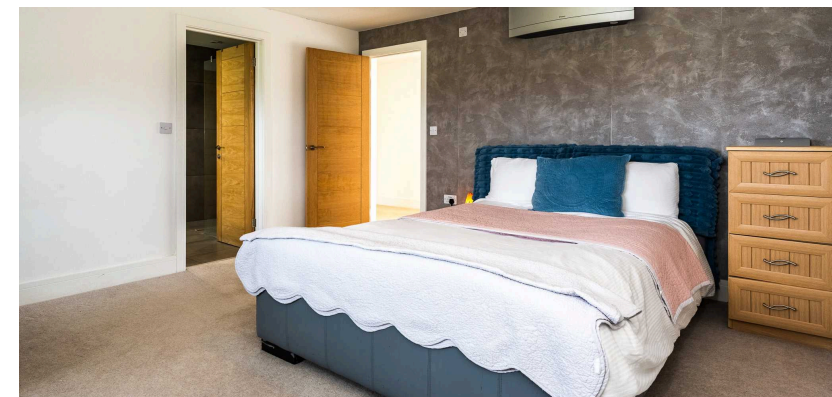
The third bedroom en suite

Serving the third bedroom, this contemporary shower room is fully tiled with a marble finish. A glazed door encloses the generous shower area, and a sleek vanity with underslung basin and wall-hung WC completes the crisp, modern look.



The fourth bedroom

The fourth bedroom is a spacious double benefitting from a window set within the pitched roof. A wall-mounted climate-control unit and neutral finishes make this a comfortable guest or family room, and a door connects directly to the Jack and Jill en suite.





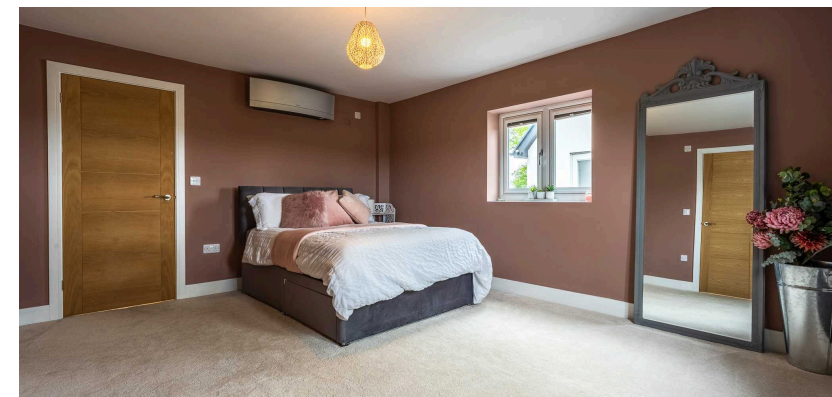
The Jack and Jill en suite

Shared between the second and fourth bedrooms, this luxurious bathroom features a freestanding bathtub and a large walk-in shower with rainfall head. A vanity unit with stone basin, WC and underfloor heating provide comfort and style, while the window fills the room with light.



The fifth bedroom

Situated on the ground floor for guest convenience or multi-generational living, this sizeable double bedroom has twin windows and a wall-mounted climate-control unit. Neutral finishes offer a blank canvas for personalisation, and a built-in wardrobe keeps the room clutter free. A door leads to a private en suite.





The fifth bedroom en suite

The fifth bedroom's en suite is finished to the same exacting standard as the other bathrooms. A marble tiled shower enclosure with glazed sliding doors is paired with a contemporary basin, wall-hung WC and towel rail, creating a stylish and practical space.





The terrace

Running the full width of the home, the extensive south-facing porcelain-paved terrace provides a superb outdoor entertaining area. A circular brick feature adds visual interest, and both the living and dining area and living room connect the house to the terrace. The patio is bordered by low hedging and enjoys uninterrupted views over the surrounding countryside. A gateway leads directly to the terrace and driveway.



The garden

Beyond the terrace lies a large, level lawn edged by mature hedging and trees, offering privacy without obstructing the glorious rural outlook. The grounds provide plenty of space for children, pets and recreation.





The driveway and parking

A long hedged driveway leads to a vast forecourt providing comfortable parking for numerous vehicles. Positioned to one side, the detached two-storey double garage extends to around 1,000 sq ft.





The double garage was previously used as a self-contained dwelling during the rebuild of the home. With plumbing, a shower room, air-conditioning, heating and space for kitchen facilities already in place, it offers exceptional potential for guest accommodation, multigenerational living, a home business or holiday letting, subject to any required consents.

Location

Oak Tree enjoys a peaceful rural setting in Ladywood, yet it is conveniently positioned for day-to-day needs. The thriving town of Droitwich Spa lies around three miles away, with Worcester to the south and Fernhill Heath and Claines even closer. Enjoy countryside walks straight from the door along the nearby canal or through open fields, while nearby Churchfields Farm Park and Hadley Bowling Green pub offer family-friendly attractions. The area is well served by both state and independent schools, and there is straightforward access to the M5 and rail services from Droitwich or Worcester.

Services

The property benefits from mains electricity and water. Drainage is supplied via a private septic tank and there is the added benefit of solar panels.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

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

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

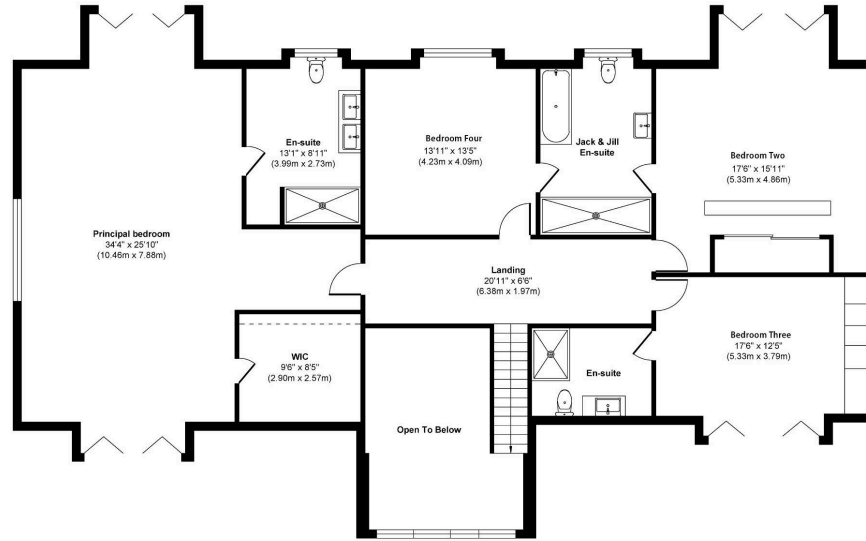
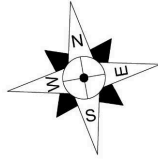
Council Tax

The Council Tax for this property is Band F

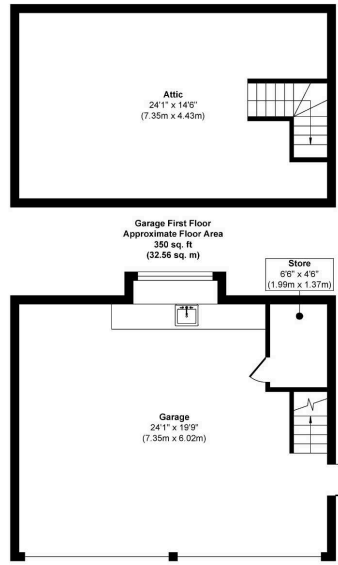


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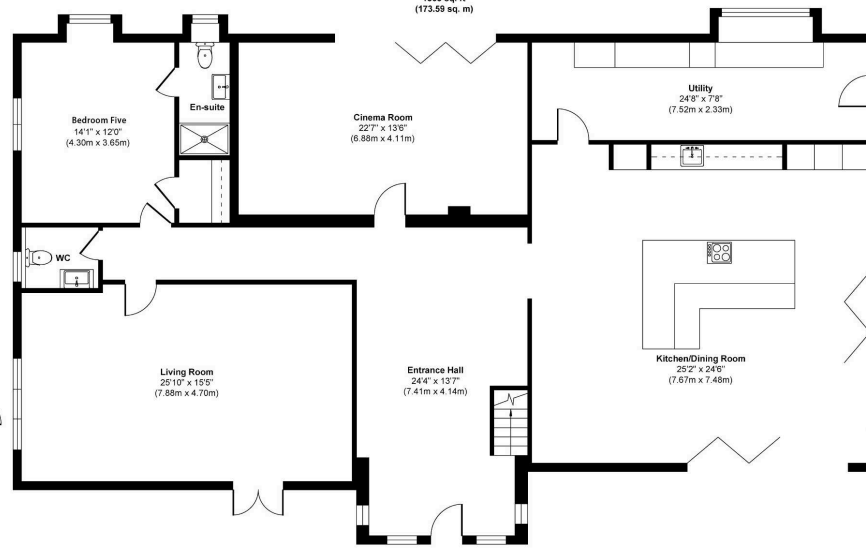
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor
Approximate Floor Area
1868 sq. ft
(173.59 sq. m)



Garage Ground Floor
Approximate Floor Area
489 sq. ft
(44.65 sq. m)



Ground Floor
Approximate Floor Area
2307 sq. ft
(214.37 sq. m)

Approx. Gross Internal Floor Area 5005 sq. ft / 465.17 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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