



5 Stable Court

Hadzor, WR9 7EX

Andrew Grant

5 Stable Court

Hadzor, Droitwich, WR9 7EX

2 Bedrooms 2 Bathrooms 1 Reception Room

A beautifully presented single storey home, updated throughout by its current owners and set within a stunning Georgian stable block originally serving Hadzor Hall.

- This attractive stable conversion forms part of a picturesque development surrounded by parkland, offering two double bedrooms and thoughtfully updated accommodation arranged across a practical single storey layout.
- The open plan kitchen and dining area centres around a substantial island, with sleek cabinetry, integrated appliances and a high ceiling creating an impressive environment for everyday living.
- An exposed brick chimney breast and stove give the adjoining living area a strong focal point, while the generous proportions provide ample space for comfortable seating.
- Several distinct garden areas provide a varied outdoor setting, including established planting, secluded seating spaces, a private rear courtyard and a small communal garden beyond, shared solely with one neighbouring property.
- A private driveway provides parking for two vehicles, complemented by additional visitor parking within the development and an attractive approach through the front garden.
- Hadzor offers a peaceful rural environment close to Droitwich Spa, with surrounding countryside, canal walks, town centre amenities and convenient regional transport connections all within reach.

796 sq ft (74.0 sq m)





The kitchen and dining area

Contemporary cooking facilities and a generous dining space come together within this striking open plan arrangement. A substantial island incorporates the hob, sink and preparation space, accompanied by sleek cabinetry and integrated ovens along one wall. The elevated ceiling enhances the proportions, while exposed brickwork and substantial timber details introduce character. Ample room for a dining table allows meals and conversation to sit naturally alongside the kitchen.







The living area

Relaxed everyday living is accommodated within the generous reception area adjoining the kitchen and dining space. An exposed brick chimney breast containing a stove establishes a distinctive focal point, complemented by the elevated ceiling and both windows and French doors overlooking the gardens. The broad proportions allow substantial seating to be arranged comfortably, creating an inviting place to gather while retaining the sociable connection across the wider open plan room.





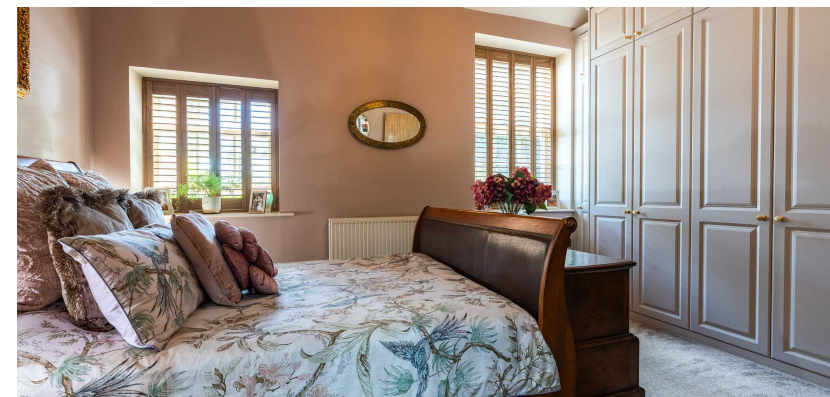
The hallway

A welcoming hallway provides a clear introduction to the single storey layout and distributes access across the accommodation. The arched opening towards the kitchen and dining area contribute character, while further doors lead to both bedrooms and the bathroom.



The primary bedroom

Generous proportions give the primary bedroom a comfortable and restful character, with dual windows providing an outlook over the frontage. A broad arrangement of fitted wardrobes offers extensive storage without compromising the floorspace available. Direct access to the en suite completes the room, creating a well organised principal bedroom suite set apart from the main bathroom.





The primary en suite

Dedicated shower facilities complement the primary bedroom. A large glazed shower enclosure forms the principal feature, accompanied by a WC and wash basin set upon a substantial timber support. Metallic fittings, textured surfaces and a traditional high level cistern add distinctive character, while the direct connection with the bedroom ensures everyday convenience.



The second bedroom

The second bedroom provides versatile double accommodation suited to guests, family members or home working. Dual aspect window overlooking the front and gardens forms the room's principal feature, while the simple rectangular proportions allow a bed and accompanying furniture to be arranged effectively.



The bathroom

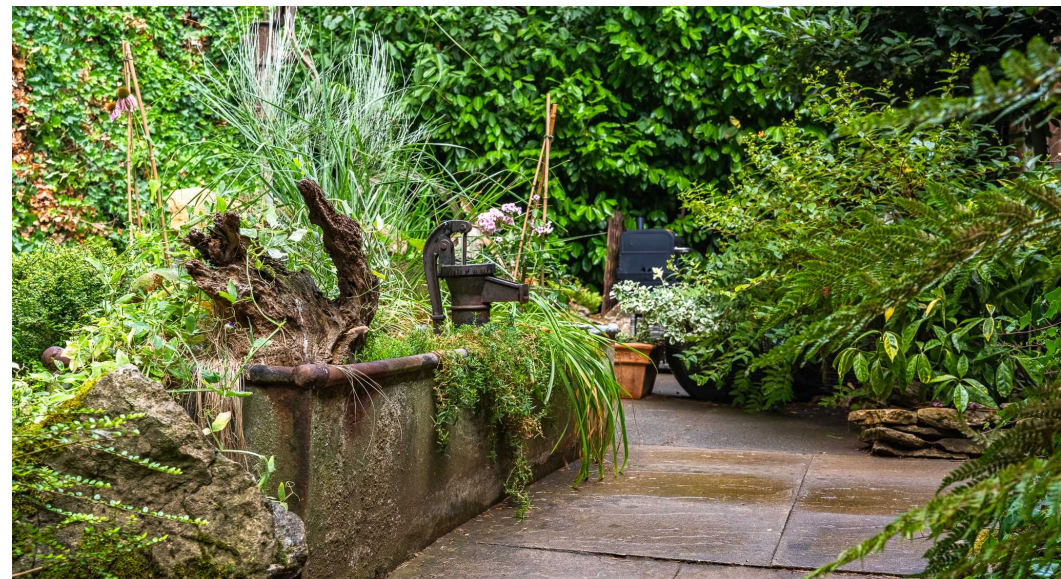
A striking metallic freestanding bath provides the centrepiece of the main bathroom, accompanied by a handheld shower for everyday practicality. Traditional style fittings include a wash basin and high level WC, while a broad mirror extends above the sanitaryware.





The garden

The front garden extends well beyond the immediate frontage, unfolding through a succession of distinctive areas at different levels. A raised pathway runs beneath mature trees and alongside traditional metal railings, providing an elevated outlook across the garden and towards the home. Beyond the gate, pathways continue through established planting into a larger open section framed by ivy covered banks, mature trees and stone edged borders.



Closer to the home, the garden becomes more intimate and richly planted. A pond and rockery create a particularly attractive focal point, surrounded by grasses, shrubs and varied greenery. A paved seating terrace beside the home provides space for outdoor relaxation, while a traditional water pump adds further character near the front door. Together, the different levels, pathways, open areas and secluded corners create an extensive garden with a strong sense of individuality and a wonderfully rural atmosphere.





The rear courtyard

The rear courtyard provides a separate and secluded outdoor retreat arranged for seating and relaxation. A paved surface offers space for a table and chairs, enclosed by dense established planting and ivy covered boundaries. Decorative stone edging frames the courtyard, enhancing its intimate character and creating a pleasant setting for outdoor dining or morning coffee. Beyond the gate is a small communal garden shared solely with one neighbouring property, providing an additional area of outdoor space.



The driveway and parking

The approach to Stable Court immediately establishes the historic character of the development, with traditional red brick elevations framed by open parkland and mature greenery. A private driveway beside the home provides parking for two vehicles, with additional visitor parking also available. The parking area connects conveniently with the garden path and entrance, while the wider rural surroundings create an appealing sense of arrival.



Location

Stable Court forms part of a stunning Georgian stable block that originally served Hadzor Hall, giving the development a distinctive historic identity and an attractive sense of place. Its traditional red brick architecture sits comfortably within the surrounding rural landscape, where pasture land, mature trees and nearby countryside shape the setting.

Hadzor lies on the edge of the historic town of Droitwich Spa, which is positioned beside the River Salwarpe. The traditional town centre offers a varied selection of shops, public houses and everyday amenities, with a regular farmers' market held in Victoria Square. St Peter's Fields provides established parkland and access to Droitwich Spa Lido, while local footpaths and routes beside the canal offer opportunities to explore the surrounding countryside.

This attractive part of Worcestershire combines a peaceful rural environment with convenient access to both Droitwich and Worcester. Railway stations are available in each town, while the M5, M42 and M40 corridors provide connections across the wider region.

Services

The property benefits from mains gas, electricity, water and drainage.

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 EE, Three, Vodafone 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 flooding, with a low risk for surface water flooding, rising to a medium risk between 2040 and 2060.

Council Tax

The Council Tax for this property is Band D

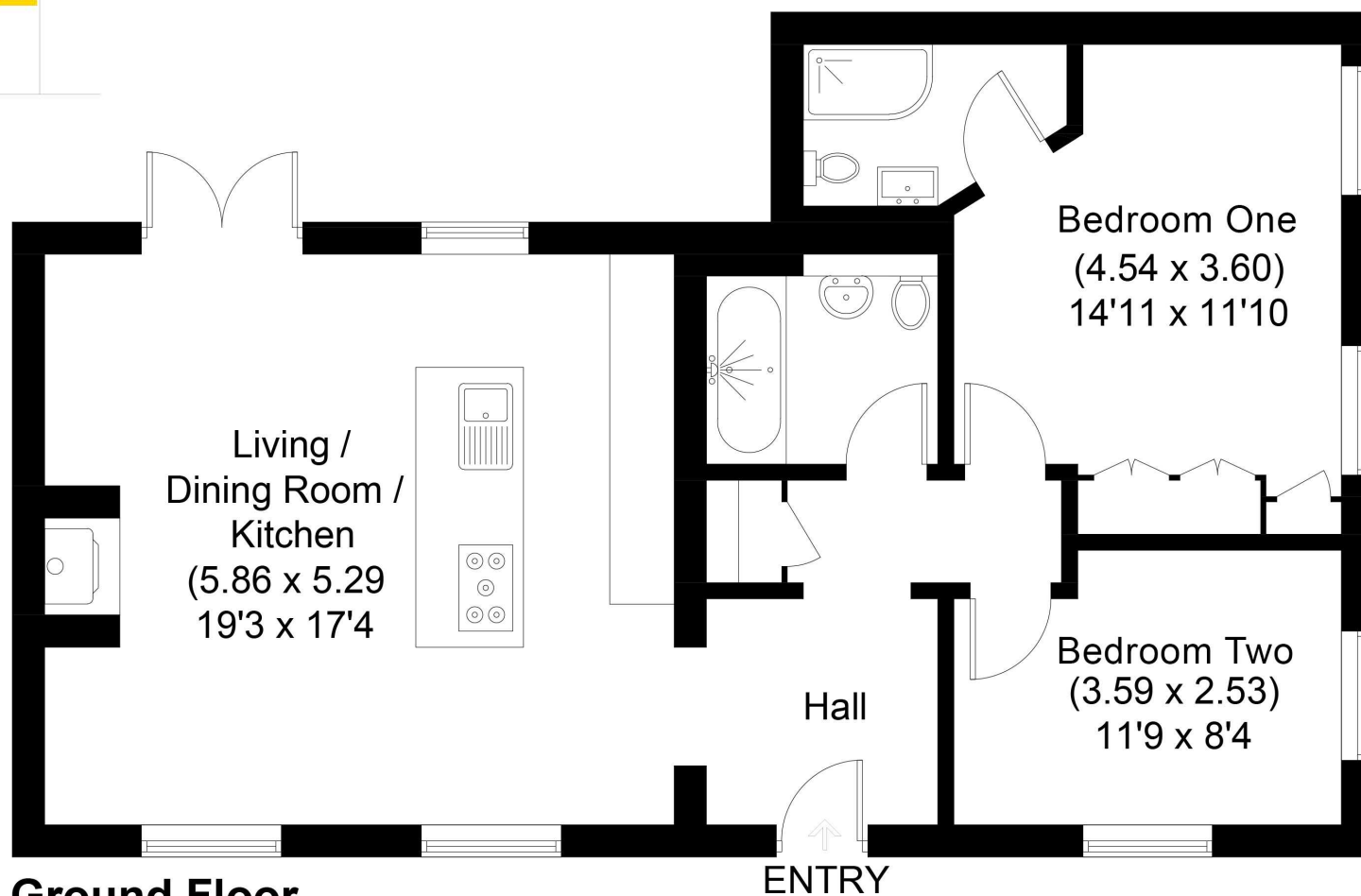




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Stable Court

Approximate Gross Internal Area = 74 sq m / 796 sq ft



Ground Floor

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



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com