Since 1971
Andrew Grant



Holly Bush





Holly Bush

Sale Green, Droitwich, WR9 7LP

Behind electric gates, this distinctive home combines private garden retreats with an indoor pool, subterranean leisure spaces and exceptional opportunities for entertaining.

5 Bedrooms | 5 Bathrooms | 4 Receptions | 1.3 Acres | Annexe above triple garage

Holly Bush brings together gabled architecture, extensive leisure facilities and landscaped grounds in the countryside setting of Sale Green. Four reception rooms include a vaulted dining room and a breakfast room opening onto the garden, alongside an Aga kitchen. Five bedrooms occupy the upper two floors, with three en suites and a family bathroom. Below, an indoor pool, wine cellar and gym connect through a subterranean passage to the triple garage. An annexe above, garden kitchen, workshop and gated driveway complete a property equally suited to hosting and retreat.

4760 sq ft (442.2 sq m)

Freehold

The ground floor

The four oven electric Aga, framed by an overmantel, anchors a kitchen with granite worktops and a substantial island incorporating a double Belfast sink. Integrated refrigeration, a Miele dishwasher and wine coolers complement the fitted cabinetry, while an adjoining utility provides further cupboards, appliance space and garden access.

Opening directly from the kitchen, the breakfast room has an exposed beamed ceiling and two sets of bi-fold doors. These open adjoining sides towards the garden, making this an especially appealing place for summer meals with the doors drawn back.

Broad windows, ceiling beams and a substantial feature fireplace give the living room its distinctive character. Its generous footprint allows separate seating arrangements, while garden doors and double doors into the adjoining dining room make it well suited to larger gatherings.






SALT











A vaulted ceiling with exposed oak trusses rises above the dining room, where extensive glazing incorporates decorative arched detailing. The garden outlook surrounds the space, with double doors opening outside and an adjoining connection to the living room for more formal entertaining.

The snug offers a more intimate alternative to the main living room, with a Minster style fireplace housing a gas fire. An exposed ceiling beam and broad front window lend character to a room that could equally serve as a separate study.

The cloakroom combines a WC with a countertop basin and fitted vanity unit. Tucked off the entrance hall, it is readily accessible from the principal ground floor rooms without intruding on their arrangement.

Oak flooring and an oak staircase establish the entrance hall's character, with tall glazing drawing daylight through the stairwell. This central reception space connects the principal rooms and incorporates the staircase descending to the lower ground floor.













The lower ground floor

The indoor swimming pool forms the centrepiece of the lower ground floor, with a tiled surround, exposed brickwork and pointed arched detailing. An adjoining shower room has been renewed as a wet room, while the pool equipment occupies a separate plant room.

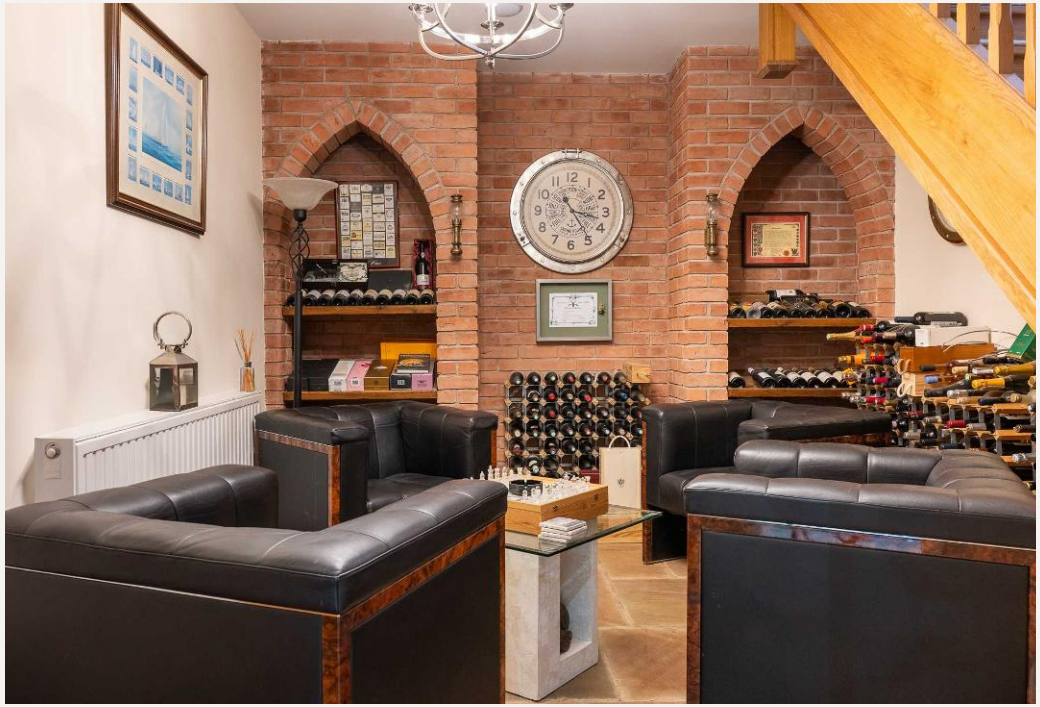
Reached by stairs from the entrance hall, the wine cellar combines tiled flooring with exposed brickwork and recessed bottle shelving. Its proportions allow it to serve as a tasting room as well as a dedicated setting for a wine collection.

A separate gym lies towards the garage end of the temperature controlled subterranean passage, creating a dedicated space for exercise away from the reception rooms. A nearby staircase rises into the garaging, providing an unusual internal connection between the two buildings.











The first floor

The galleried landing overlooks the entrance stairwell, with oak balustrades and tall front glazing continuing the architectural character below. Four bedrooms are arranged around this broad central space, alongside the family bathroom and stairs to the second floor.

The principal bedroom has a notably generous footprint, with a broad window overlooking the grounds and space for a seating area. A separate walk-in dressing room keeps wardrobe storage apart from the bedroom itself.

The adjoining en suite is finished with tiling across the walls and floor. A broad glazed shower enclosure, wall mounted vanity basin and WC create a carefully coordinated suite, with a window providing natural daylight.

The second bedroom provides double accommodation with an outlook towards mature trees. Its recently fitted en suite combines a glazed rainfall shower, vanity basin and WC, giving guests their own facilities separate from the family bathroom.



















The third bedroom also benefits from its own recently fitted shower room, with a rainfall shower, vanity basin and WC. A broad window brings a leafy outlook into the bedroom, making this another appealing option for visiting family or guests.

The fourth bedroom has a gently sloping ceiling and a garden outlook, with proportions that accommodate twin beds or a double arrangement. It could also provide a workspace for buyers who do not require all five bedrooms.

Fully tiled, the family bathroom combines a freestanding Victoria & Albert bath with a separate walk-in rainfall shower. A vanity basin, wall hung WC and warm metallic fittings complete a particularly considered room.

The fifth bedroom occupies the second floor, where sloping ceilings and roof windows distinguish it from the rooms below. Its own cloakroom provides a WC and basin, making the upper level useful for an older child, guests or a separate study.













The annexe

Above the detached triple garage, the annexe combines an open plan study and kitchen area. Its separation from the main reception rooms offers scope for home working or guest accommodation, with a kitchenette supporting extended visits.

A separate bathroom serves the annexe, with full tiling and a freestanding bath beneath the sloping ceiling. A basin and WC complete the facilities, allowing visitors to use their own bathroom away from the main home.





The gardens

Extending to 1.3 acres in all, the grounds unfold through distinct garden areas, with expansive lawns, established hedging and mature trees. The long rear lawn offers ample room for outdoor recreation, while curving gravel paths encourage exploration beyond the terraces.

Towards the far end, ornamental pools introduce a quieter waterside setting. Decked seating areas and a gazebo overlook the water, with surrounding shrubs and trees creating a sheltered place to pause away from the main entertaining spaces.

A wooded area adds a more natural contrast to the formal lawns. Paths wind between native trees, with seasonal wildflowers beneath, bringing changing colour and texture to this secluded part of the grounds.

For productive gardening, a substantial greenhouse has light, power and water, accompanied by fruit cages and raised vegetable beds. Garden stores, wood stores and a compost area support the upkeep of the grounds without dominating the principal garden views.













A separate south facing entertaining terrace is arranged around the garden outbuilding, with broad brick paving and hedging defining the space. Set apart from the main patio, it offers room for larger outdoor gatherings overlooking an adjoining lawn.

The outbuilding incorporates a garden bar and equipped kitchen, together with a separate cloakroom, allowing refreshments to be prepared close to the terrace. An adjoining workshop has its own double doors and provides a useful space for practical hobbies or garden projects.

Immediately outside the main living spaces, the paved patio follows the rear elevation beside a neatly edged lawn. Direct access from the kitchen, breakfast room and reception spaces makes this a natural extension of the ground floor during warmer weather.

Established shrubs and clipped hedging frame this more enclosed garden, with paths and planted arches linking its different corners. A covered seating area provides shelter, adding another choice of setting alongside the open patio and the terraces further into the grounds.











The driveway and parking

Bespoke wooden electric gates open onto a sweeping gravel driveway, where broad lawns and mature trees frame the approach. The gabled frontage, decorative timber detailing and tall entrance glazing create a distinctive arrival, with parking for several vehicles.

The detached triple garage has electric doors, heating and an EV charging point. Its generous footprint complements the driveway parking, while the internal staircase connects with the subterranean passage leading back towards the main property.






HOLLYBUSH





Location

Sale Green is a small countryside hamlet east of Worcester, between Crowle and Himbleton. Agricultural land and woodland shape the surrounding landscape, offering a rural setting within reach of nearby villages and towns.

Crowle's amenities include a community shop and café, parish hall and recreation facilities, with The Chequers in Crowle Green. Droitwich Spa and Pershore provide a wider choice of shops and everyday services.

Nearby education includes Crowle CE Primary School and Himbleton CE Primary School and Nursery. Both serve rural village communities, with nursery provision at Himbleton and before and after school provision at Crowle.

The M5 is accessible via Junctions 6 and 7 for travel north and south. Droitwich Spa offers rail services towards Birmingham, while Worcestershire Parkway provides services to London Paddington and connections further afield.

Surrounding footpaths, bridleways and country lanes offer opportunities for walking, riding and cycling. Worcester adds city shopping and cultural attractions, while the nearby market towns provide further options for leisure and days out.



Services

The property benefits from mains water, electricity and drainage, with LPG fired central heating.

Broadband Speed

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

Mobile Coverage

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

Flood Risk

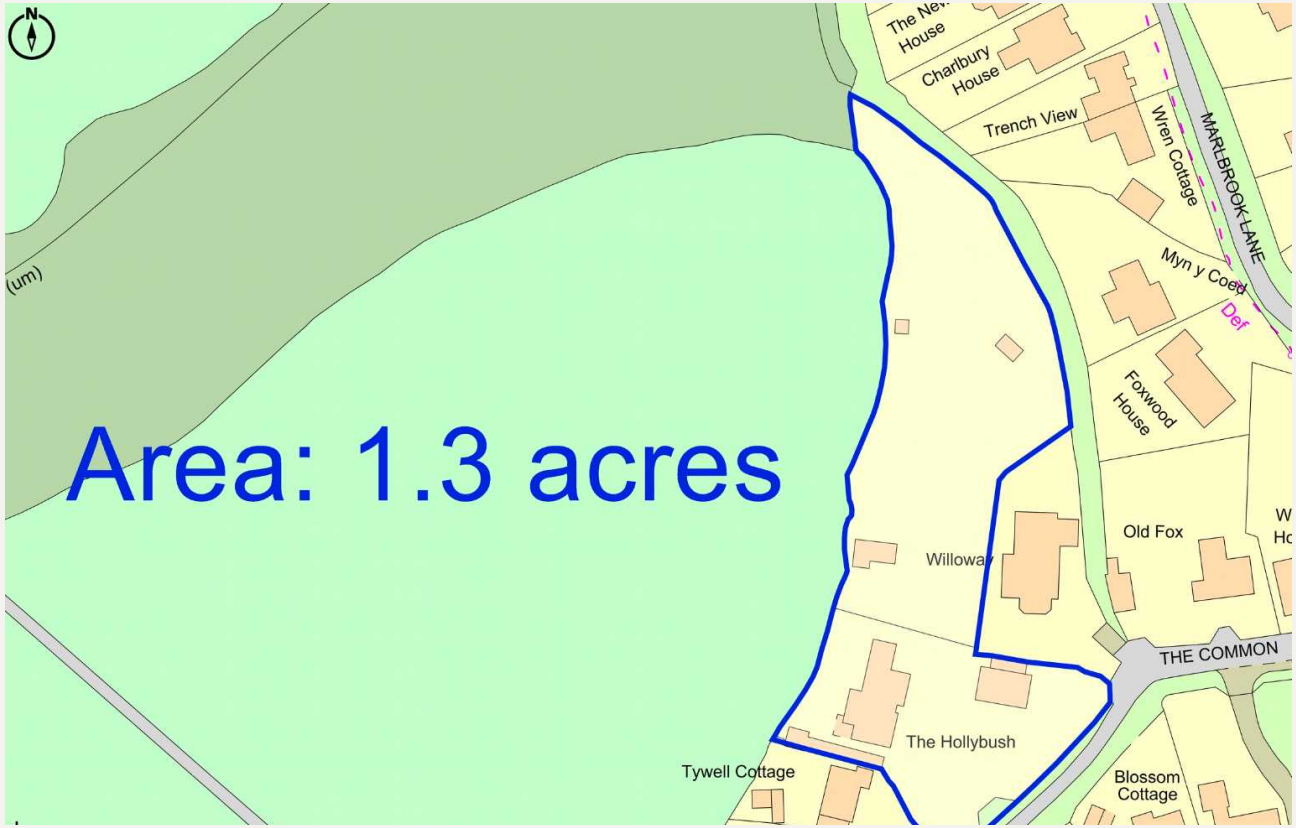
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

EPC

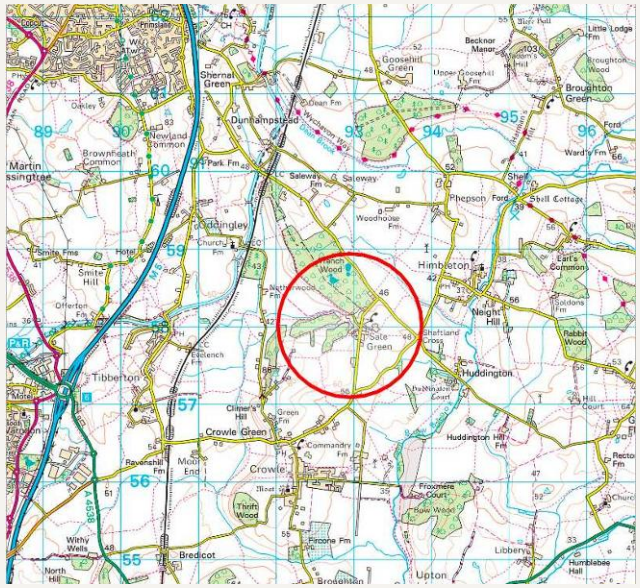
The EPC rating for this property is: C

Council Tax

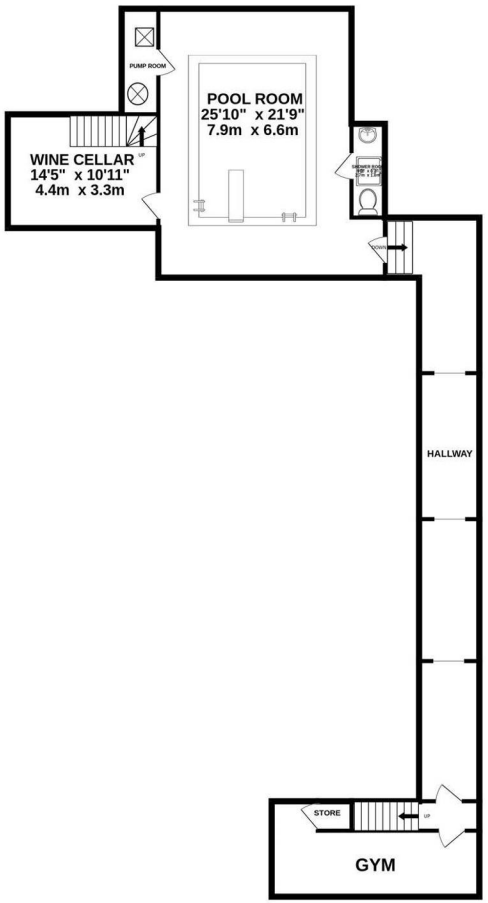
The Council Tax for this property is Band H



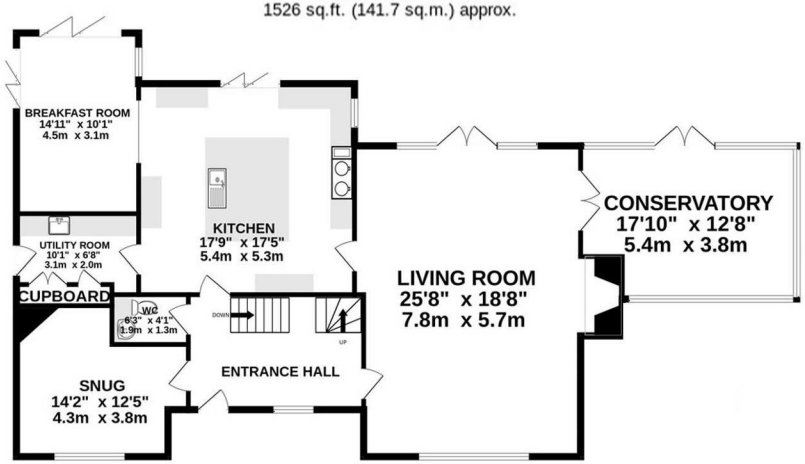




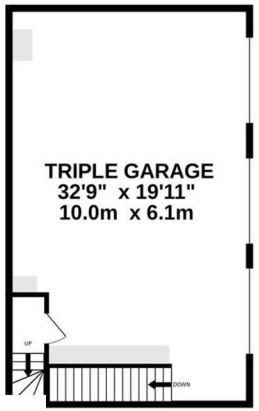
LOWER FLOOR
1245 sq.ft. (115.7 sq.m.) approx.



GROUND FLOOR
1526 sq.ft. (141.7 sq.m.) approx.

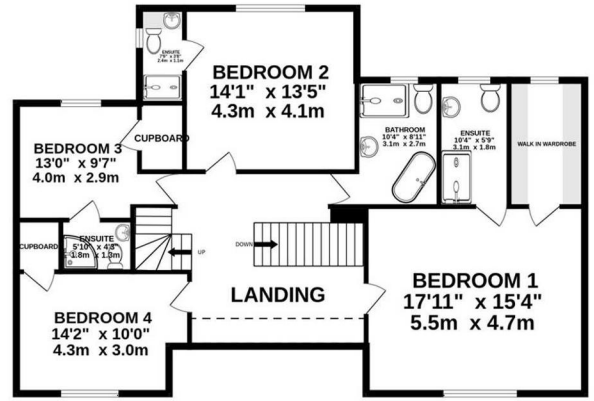


TRIPLE GARAGE
653 sq.ft. (60.7 sq.m.) approx.

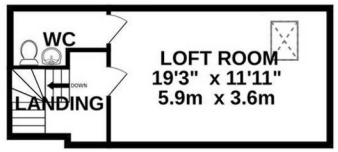


ABOVE GARAGE
450 sq.ft. (41.8 sq.m.) approx.

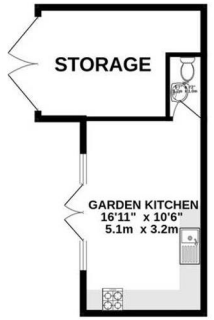




FIRST FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



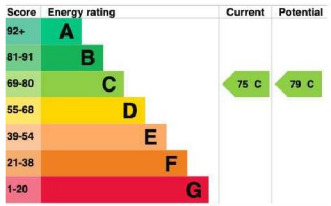
SECOND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



OUTBUILDING
316 sq.ft. (29.3 sq.m.) approx.

TOTAL FLOOR AREA : 5729 sq.ft. (532.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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