



Cornshire House
Elmbridge | Droitwich | Worcestershire | WR9 0NQ

 FINE & COUNTRY

CORNSHIRE HOUSE



Occupying an enviable position amidst the rolling Worcestershire countryside, Cornshire House is an attractive three-bedroom, semi-detached home that perfectly balances character, comfort and practicality. Set behind electric gates and enjoying far-reaching rural views, this beautifully presented home offers bright and versatile accommodation with a wealth of charm, including exposed beams, oak effect flooring and well-proportioned living spaces. Designed for modern family living, the property provides generous reception areas, a sociable kitchen/dining room and wraparound gardens, all within easy reach of excellent transport links and the highly sought-after village of Elmbridge.



Ground Floor: A charming entrance porch opens into a welcoming reception hall, where an attractive panelled front door bearing the house name creates an immediate sense of character. The hallway is light and spacious, featuring oak effect engineered flooring, understairs storage and a staircase rising to the first floor.

Positioned to the left of the hallway, the spacious dual-aspect sitting room is flooded with natural light and enjoys delightful views across the surrounding countryside. This elegant reception room flows seamlessly into a second reception room, creating a wonderfully versatile space that could be utilised as a formal dining room, snug, playroom or home office. Triple-aspect windows and French doors opening directly onto the patio ensure this room is exceptionally bright throughout the day.

At the heart of the home lies the well-appointed kitchen/dining room, where exposed beams complement the country setting and create a warm, welcoming atmosphere. The kitchen is fitted with a Rangemaster range cooker, breakfast bar, integrated fridge freezer and dishwasher, while the dining area enjoys picturesque views across the surrounding countryside. French doors open directly onto the patio, providing the perfect setting for indoor-outdoor entertaining during the warmer months.

Leading from the kitchen is a well-equipped utility room fitted with complementary cabinetry, which in turn leads to a practical boot room with external access. Two generous storage cupboards provide excellent everyday practicality, while a conveniently positioned guest WC/cloakroom is fitted with a contemporary vanity unit.



















First Floor: The first floor continues the property's characterful appeal with exposed beams and beautifully proportioned accommodation. The principal bedroom is a peaceful retreat, enjoying an abundance of natural light from two windows and a Velux roof light, with exposed beams adding warmth and charm. The adjoining ensuite shower room is fitted with a contemporary vanity unit and benefits from a further Velux window.

From the landing, where additional storage is available, two steps lead to a generous double bedroom featuring attractive wall panelling and delightful rear-facing views across the surrounding countryside. A further double bedroom also enjoys decorative panelling, fitted wardrobes and equally impressive rural outlooks. Completing the accommodation is a bright and spacious family bathroom fitted with a bath, vanity unit and attractive oak effect flooring.







Outside: Approached through electric gates, Cornshire House enjoys a generous gravel driveway providing parking for approximately four vehicles, together with a double garage benefiting from power and lighting. The gardens extend to the front and side of the property and are predominantly laid to lawn, providing an excellent space for children, entertaining or simply relaxing whilst enjoying the

peaceful surroundings. A patio adjoins the house, creating the ideal setting for al fresco dining, while a garden summer house/shed provides useful external storage. Throughout the gardens, the far-reaching countryside views create a wonderful sense of space and tranquillity.







LOCATION

Cornshire House enjoys an enviable position within the charming hamlet of Elmbridge, surrounded by some of Worcestershire's most attractive countryside. Offering an exceptional balance between rural tranquillity and modern convenience, the property is nestled amidst rolling farmland and mature woodland whilst remaining within easy reach of major transport links, highly regarded schools and a wealth of amenities.

The nearby spa town of Droitwich Spa lies approximately 4 miles away and provides an excellent range of independent shops, cafés, restaurants, supermarkets, leisure facilities and everyday services. Bromsgrove is approximately 8 miles distant, whilst the cathedral city of Worcester is approximately 7 miles away, offering a vibrant mix of shopping, riverside dining, cultural attractions and sporting facilities. Birmingham city centre can be reached in approximately 40 minutes by car, making the property ideally suited to those seeking a country lifestyle without sacrificing connectivity.

The area is particularly well regarded for its dining and hospitality offerings. The highly acclaimed Entouraj Indian kitchen and bar in nearby Cutnall Green has become one of Worcestershire's premier dining destinations, whilst The Chequers at Cutnall Green remains a firm local favourite for traditional country pub dining. Further culinary options can be found throughout Droitwich Spa and Worcester, offering everything from independent cafés and bistros to fine dining establishments.

For those who enjoy an active lifestyle, the surrounding countryside provides endless opportunities for walking, riding and cycling, with a network of public footpaths and bridleways accessible from the doorstep. Cutnall Green and Droitwich tennis clubs are within easy reach, whilst a number of golf courses and leisure facilities can be found throughout the surrounding area. Garden enthusiasts are particularly well served, with the renowned Webbs garden centre at Wychbold just a short drive away.

The area is exceptionally well regarded for education, with a number of highly respected state and independent schools nearby, including RGS Worcester, RGS The Grange, King's Worcester and Bromsgrove School.

For commuters, Droitwich Spa railway station is approximately 4 miles away and provides direct services to Worcester, Birmingham and the wider rail network. Worcestershire Parkway, approximately 11 miles distant, offers direct services to London Paddington in around 2 hours, whilst additional London services are available from Worcester Foregate Street and Worcester Shrub Hill stations. Bromsgrove railway station also provides excellent connections into Birmingham New Street and beyond.

Birmingham International Airport is approximately 35 miles away and can typically be reached in around 40 minutes, providing extensive domestic and international flight connections. London is approximately 125 miles distant and can be reached comfortably by road or rail, making Cornshire House an excellent option for those requiring occasional access to the capital.

Healthcare provision is equally strong, with Worcestershire Royal Hospital situated approximately 8 miles away in Worcester, whilst private healthcare facilities are available at The Droitwich Spa Hospital and Spire South Bank Hospital.

Combining exceptional accessibility with the peace and privacy of an English countryside setting, Cornshire House offers a lifestyle that is increasingly difficult to find; a well-presented family residence surrounded by beautiful countryside, within easy reach of excellent schooling, transport links, leisure facilities and some of the region's finest amenities.





Material Information

Tenure: Freehold
 Council Tax Band: F
 EPC: Rating E
 Local Authority: Wychavon
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private via a septic tank
 Heating: Oil-fired central heating
 Broadband: FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Double garage and driveway parking for 4 vehicles
 Total Internal Floor Area: 1,750 sq ft
 Additional Information: EV charging point. Hive central heating system.
 Title Information: The property benefits from and is subject to legal rights contained within the 1996 Conveyance. A 1966 Deed grants rights relating to water infrastructure over the land. The property is subject to restrictive covenants dating from 1966 and 1996. There are provisions relating to rights of light, air and boundary structures. Buyers should rely on their solicitor to review the full wording of all easements, rights and restrictive covenants during conveyancing.

Directions

Postcode: WR9 0DA | what3words: ///proofread.referral.diverts

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 - 4.30 pm
 Sunday | By appointment only



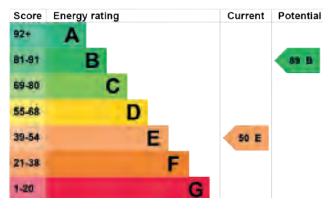
Ground Floor



First Floor



Garage



Cornshire House, Droitwich

House area: 162m² / 1750sqft

Garage area: 26m² / 285sqft

Total area: 188m² / 2035ft²



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 04.09.2026





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We value the little things that make a home



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