



Hill Farm Cottage
Doverdale | Droitwich | Worcestershire | WR9 0QA

HILL FARM COTTAGE

Hill Farm Cottage is an exceptional detached country home, beautifully presented and thoughtfully arranged to combine period charm with modern-day living. Set within approximately two acres of private grounds and enjoying a truly secluded position with no immediate neighbours, the property offers a rare sense of tranquillity in a highly sought-after location. Extending to five bedrooms and three bathrooms, the main house is complemented by two reception rooms, a light-filled conservatory, and a superb open-plan kitchen, dining and living space at its heart. Character features, including an impressive period staircase and timber flooring throughout, sit effortlessly alongside stylish, contemporary finishes. In addition, a one-bedroom annexe and further garaging provides valuable flexibility. The property benefits from no onward chain.



Ground Floor

The property is entered via a welcoming hallway, where an impressive period staircase and wooden flooring create an immediate focal point and setting the tone for the character found throughout the home.

The principal living space is a large open-plan kitchen, dining and family area, designed for both everyday living and entertaining. This space is flooded with natural light and features a stylish kitchen with breakfast bar seating, integrated appliances, and direct access to the gardens and patio terrace - creating a seamless indoor-outdoor connection.

A separate dining room provides a more formal setting for entertaining, while the lounge offers a cosy retreat, centred around a fireplace. The conservatory, positioned to enjoy views over the gardens, provides an additional reception space filled with natural light.

Further practicalities include a separate utility/boot room and a downstairs WC, ensuring the home functions as well as it presents.





Seller Insight

“ Hill Farm Cottage immediately captured our hearts as a quintessential country home, set along a quiet lane and surrounded by a beautiful garden that offered the perfect setting for family life. Within moments of our first viewing, we knew it was somewhere truly special.

At the heart of the home is the open-plan kitchen, dining and family space, where we've spent the majority of our time over the past 17 years. Flowing seamlessly into the main lounge, it has been ideal for both everyday living and entertaining. The principal bedroom is another favourite spot, with its large window framing views of the garden and a charming crab apple tree, alive with birds throughout the seasons.

Character features such as the period staircase, exposed beams, and open fireplaces give the cottage its warmth and individuality, while thoughtful improvements—including a redesigned kitchen and oak parquet flooring—have enhanced both style and functionality.

The home has supported our family life beautifully, offering space to grow, host, and create lasting memories. All bedrooms are doubles, perfect for sleepovers and visiting family, while the layout encourages togetherness.

Outside, the garden is truly magical. From the sweeping lawn and striking willow tree to the wild pond and coppice with its brook, it's a haven for wildlife and a joy to explore. It has also provided the perfect backdrop for celebrations—from summer gatherings to festive Christmases by the fire.

Despite its peaceful setting, the cottage benefits from a friendly and connected local community, along with excellent access to nearby towns, schools, transport links, and countryside pursuits.

Hill Farm Cottage has been our sanctuary—filled with love, laughter, and unforgettable moments. We hope its next owners will cherish it just as much and create a lifetime of memories of their own.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The first floor offers five well-proportioned bedrooms, all presented to a high standard and benefitting from attractive outlooks over the surrounding grounds.

The principal and guest bedrooms are served by ensuite facilities, with a further family bathroom catering to the remaining bedrooms. Wooden flooring continues throughout, enhancing the sense of cohesion and quality across the home.

The overall layout provides excellent flexibility for families, with ample space for guests, home working, or additional dressing areas if required.











Annexe

The annexe is a particularly valuable addition, finished to a premium standard and offering a fully self-contained one-bedroom living space. Arranged with an open-plan kitchen, living and dining area, alongside a bedroom and bathroom, it is ideally suited for multi-generational living, guest accommodation, or a dedicated work-from-home environment. There is also clear potential for ancillary income, subject to any necessary permissions.





Outside

Hill Farm Cottage sits within approximately 2 acres of beautifully maintained grounds, predominantly laid to lawn and offering a wonderful sense of privacy and space.

The gardens are thoughtfully arranged, incorporating a woodland area and a large pond, which together create a picturesque and tranquil setting. A patio terrace adjoins the main living space, providing an ideal area for outdoor dining and entertaining.

With no immediate neighbours, the property enjoys a rare level of seclusion, making it an ideal retreat while remaining accessible to nearby amenities.

Hill Farm Cottage represents a unique opportunity to acquire a characterful yet highly functional country home, with versatile accommodation and exceptional grounds in a discreet and desirable location.





LOCATION

Hill Farm Cottage enjoys an exceptional position within the Worcestershire countryside, close to the highly regarded village of Ombersley, an area prized for its balance of rural tranquillity and day-to-day convenience. Tucked away with no immediate neighbours, the setting offers a rare degree of privacy, while still being firmly connected to a vibrant local community.

The surrounding area is particularly well served by an excellent selection of country pubs, restaurants, and lifestyle amenities. Notably, The Entourage and The Chequers in Cutnall Green are both highly regarded for dining, while Ombersley itself offers the much-loved The Kings Arms, The Crown and Sandys, and The Venture Inn—all contributing to a strong local food and social scene. For more relaxed daytime outings, Broomfields Farm Shop at Holt Fleet is a popular destination, offering quality local produce and a welcoming café environment. The highly regarded Elms at Abberley is only a short drive away for finer dining, or a spa retreat. For those with sporting interests, Cutnall Green benefits from a well-established tennis club, while Ombersley cricket club provides a further focal point for village life and community engagement.

Despite its peaceful setting, the property is exceptionally well connected. Droitwich Spa is just a short drive away (approximately 3–4 miles), offering a range of amenities along with a mainline railway station providing direct services to Birmingham and Worcester. Worcester itself lies approximately 6–7 miles distant, offering a comprehensive range of shopping, dining, and cultural facilities, alongside Worcester Foregate Street and Shrub Hill stations. Worcester Parkway, located within easy reach (circa 8–9 miles), provides direct access to London Paddington, making it highly attractive for commuters.

Further afield, Bromsgrove (approximately 10 miles), Kidderminster (circa 9 miles), and Malvern (around 15 miles) are all readily accessible, broadening both employment and leisure opportunities across the region.

For national and international travel, Birmingham Airport can be reached in approximately 35–40 minutes by car, while Bristol Airport is accessible in around 1 hour 30 minutes, ensuring excellent connectivity beyond the immediate area.

Surrounded by open countryside, with immediate access to scenic walking routes and outdoor pursuits, Hill Farm Cottage offers a lifestyle that is both peaceful and well-connected, combining the very best of rural living with accessibility and convenience.





Services, Utilities and Property Information

Tenure: Freehold
Council Tax Band: G
Local Authority: Wychavon
EPC: Rating C and D (annexe)
Property Construction: Standard (brick and tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Private drainage via a septic tank
Heating: Oil-fired central heating and electric underfloor heating
Broadband: FTTP full fibre ultrafast broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
Parking: Single garage and driveway parking for 4+ vehicles
Additional Information: CCTV or similar security system in operation.
There is a shared access track/driveway with the neighbours (Hill Farm Cottages). The neighbouring cottages have the right to pass over it at any time, with or without vehicles, as they have historically done.
Public Right of Way from the bottom gate in the coppice/woodland area of the garden.

Directions

Postcode: WR9 0QA
what3words: ///marching.offline.bystander

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 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

HILL FARM COTTAGE, DOVERDALE, DROITWICH, WR9 0QA

RESTRICTED HEAD HEIGHT



FIRST FLOOR



ANNEXE
FIRST FLOOR



GROUND FLOOR



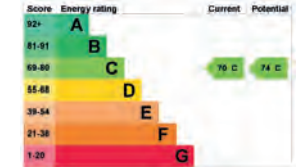
ANNEXE
GROUND FLOOR



GARAGE

APPROXIMATE GROSS INTERNAL AREA: 2690 sq ft, 250m²
 ANNEXE TOTAL (INC. LOW CEILING) : 828 sq ft, 76m²
 GARAGE : 171 sq ft, 16m²
 TOTAL AREA: 3681 sq ft, 342m²

Main House



Annexe



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. 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 21.04.2026





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We value the little things that make a home



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THE FINE & COUNTRY
FOUNDATION

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