



## Arrandale

Wychbold, WR9 7PG

Andrew Grant

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Chequers Lane Wychbold, WR9 7PG

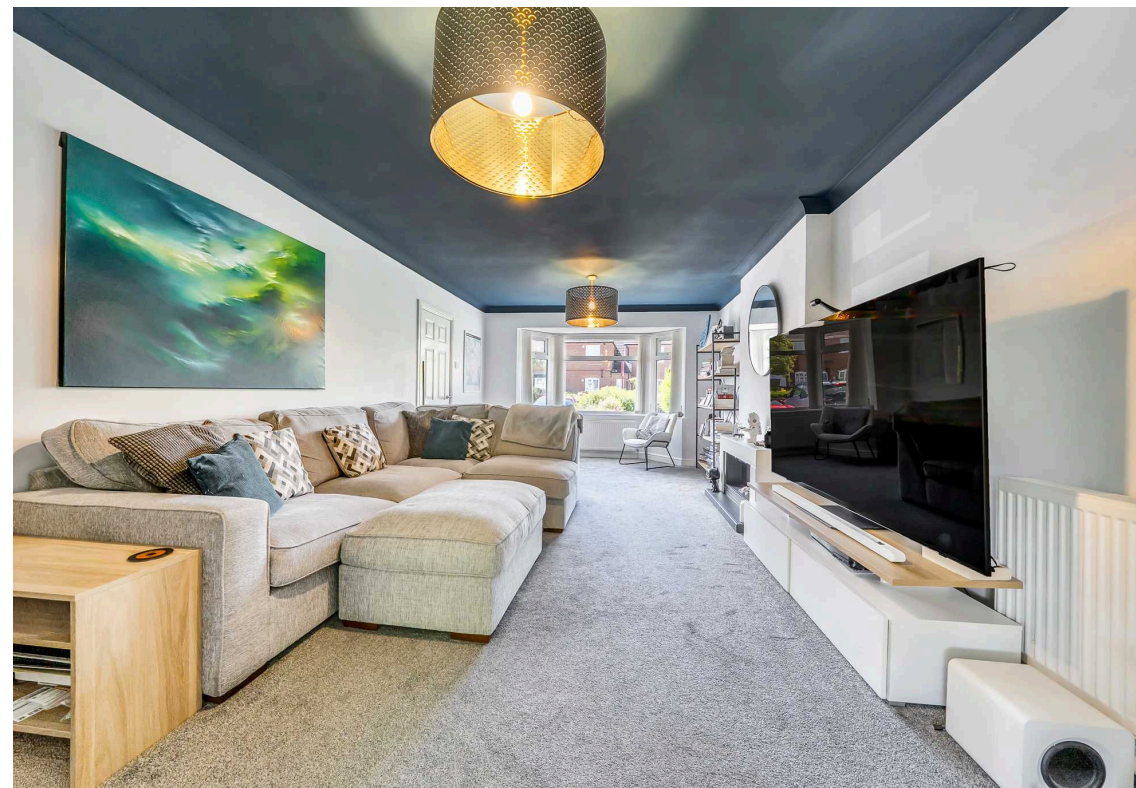
**3 Bedrooms   1 Bathroom   1 Reception Room**

Impressive extended family home with open-plan living, generous gardens and ample parking, ideally positioned in the desirable village of Wychbold.

- Beautifully presented detached family home, extended and improved throughout
- Generous living room and contemporary open-plan kitchen diner with breakfast bar and integrated appliances
- Well established rear garden with paved terrace and level lawn
- Block paved driveway and lean-to/store with remote controlled shutter door provide ample parking
- Popular Wychbold village near Droitwich with renowned garden centre, local amenities and easy motorway access

Arrandale is a superbly presented detached family home that has been extended to create a fantastic flow for modern living. The generous living room opens into an impressive open-plan kitchen diner with integrated appliances and French doors to the garden. Three bedrooms are served by a contemporary bathroom and there is a utility room and cloakroom on the ground floor. Outside, a block-paved drive and lean-to/store sit alongside a mature rear garden. Situated in sought-after Wychbold, the property enjoys excellent access to village amenities and transport links.

1157 sq ft (107.4 sq m)





## The kitchen and dining room

The impressive kitchen and dining room forms the heart of the home, ideal for family meals and entertaining. A peninsula with a breakfast bar sits alongside an integrated sink, complemented by sleek cabinetry with an integrated oven, hob, extractor and dishwasher. A door leading to the utility room enhances practicality, while French doors and a separate side door connect this space to the rear garden and patio.







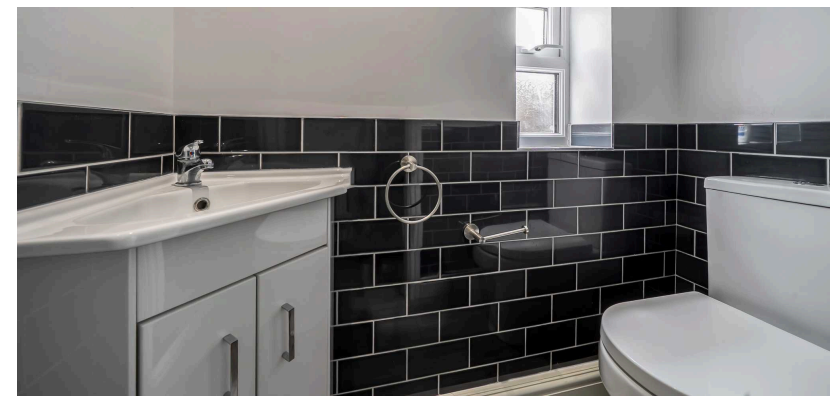
## The living room

The spacious living room offers a comfortable setting for relaxation and family time. A bay window frames the front aspect and a contemporary feature fireplace provides a focal point. Double doors open to the open-plan kitchen diner, creating a natural flow for entertaining.



## The utility and cloakroom

The utility room supports household routines with fitted work surfaces and plumbing for laundry appliances. A wall-mounted boiler and a run of units keep this space functional. A door leads to a separate cloakroom with modern WC and corner basin finished with tiled half-height walls, and another door connects to the hallway.





## The primary bedroom

The primary bedroom provides a calm retreat at the rear of the home. A broad picture window overlooks the rear garden, while ample space for furniture makes this room a restful haven.



## The second bedroom

The second bedroom is a versatile double room overlooking the front of the home. It includes a built-in double wardrobe and a shaped alcove ideal for a study area. Generous proportions suit use as a guest room or further family bedroom.



## The third bedroom

Currently used as a dressing room, third bedroom sits to the front of the home. Ranges of open shelving, hanging rails and drawers create organised storage. This adaptable single room could serve as a nursery or workspace.



## The bathroom

The contemporary family bathroom is thoughtfully appointed for daily routines. A walk-in shower with rainfall head and a separate bath share modern tiled surrounds and a glass screen. A wall-mounted basin, WC and frosted window complete the suite.



## The garden

The well-established rear garden invites outdoor enjoyment. A paved terrace stretches across the back of the home and a level lawn is bordered by mature trees, shrubs and fencing. A side gate leads to the driveway and lean-to store for convenience.



## The driveway and parking

The driveway and parking area enhance the practicality of the home. A block-paved drive offers off-street parking for several vehicles, complemented by a raised landscaped bed stocked with shrubs. A remote-controlled shutter door opens to the attached lean-to/store.

## Location

Wychbold lies within the Wychavon district of Worcestershire on the A38 just north-east of Droitwich. Residents of this established village enjoy a friendly community with a local post office, public houses, nursery and first school as well as the renowned Webbs garden centre. The setting offers straightforward access to Bromsgrove and Droitwich, two historic market towns providing independent shops, supermarkets and eateries. For commuters the village is ideally placed for the M5 at junction 5 and the wider motorway network, while bus and rail links from nearby towns connect Birmingham, Worcester and beyond.

## Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, O2 and Vodafone (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 D.



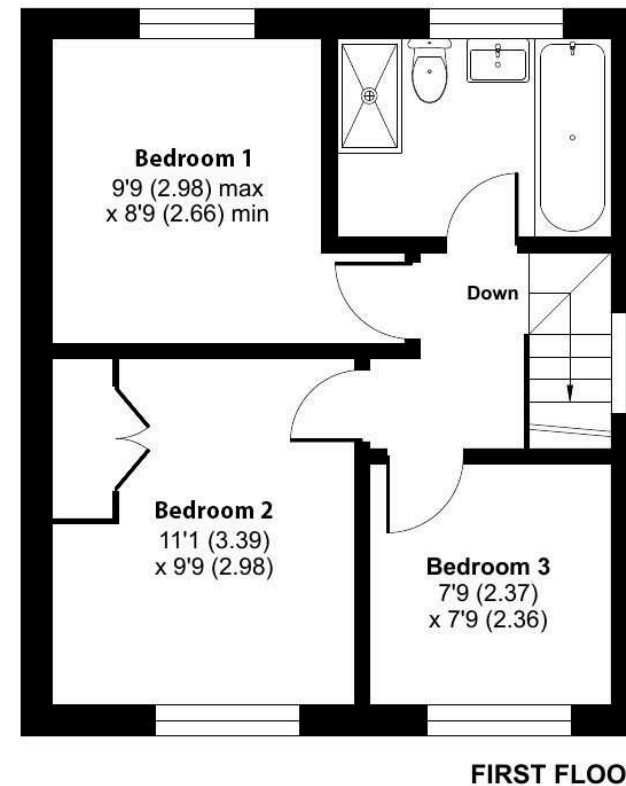
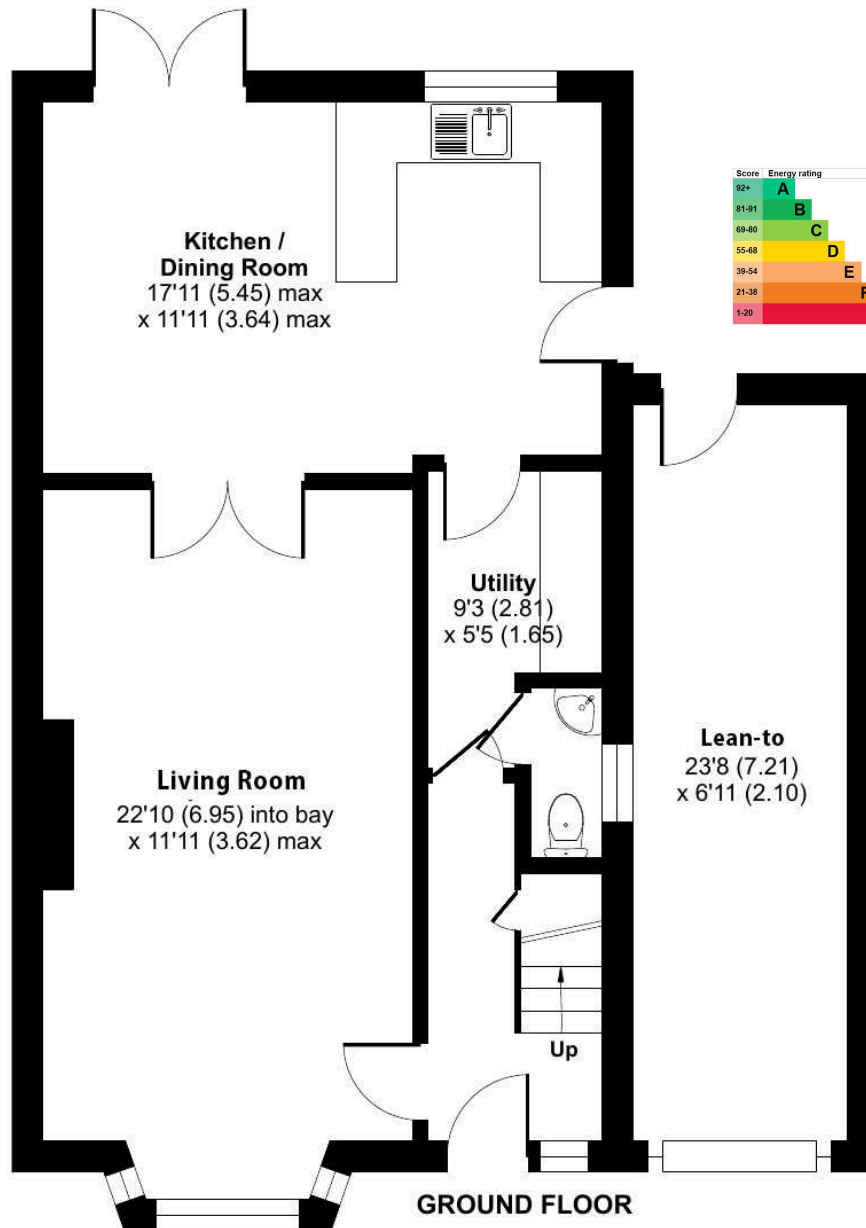
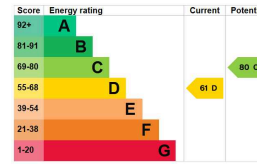
# Chequers Lane, Droitwich, WR9

Approximate Area = 994 sq ft / 92.3 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1157 sq ft / 107.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Andrew Grant. REF: 1458179



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