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Andrew Grant



Reinehr Villa





Reinehr Villa

20 Victoria Avenue, Droitwich, WR9 7DF

A red brick villa with a wrought iron balcony and a heated orangery opening onto a mature, south facing walled garden.

4 Bedrooms | 3 Bathrooms | 2 Receptions | Fully insulated garden room

Within walking distance of Droitwich Spa town centre, Reinehr Villa is arranged over three floors. A bay fronted living room opens into the dining room, while the snug adjoins the Aga kitchen. A utility and shower room complete the ground floor. Three double bedrooms share a family bathroom on the first floor, with the principal suite occupying the top floor. Beyond the orangery are two patios, a lawn, a garden room and a former coach house, now used as a store. The side driveway provides ample parking for multiple vehicles.

2445 sq ft (227.2 sq m)

Freehold

The kitchen and snug

A deep blue four oven Aga sits against glazed blue tiles, with cream fitted cupboards and timber worktops running along both sides of the kitchen. A separate electric oven and extractor, an integrated dishwasher and a microwave sit within the fitted units. There is breakfast bar seating beside the glazed doors to the orangery. The kitchen also has a large integrated fridge as well as an integrated fridge/freezer.

Timber flooring continues from the kitchen into the snug, which also has its own door to the entrance hall. Two internal windows look into the orangery, and a decorative fireplace surround frames a pair of cupboard doors.













The living and dining room

The living room features a front bay window looking onto Victoria Avenue, and a wood burning stove sits on a dark hearth within a pale fireplace surround. Decorative cornicing runs around the bay and chimney breast. The living room has its own door to the hall, and air conditioning serves the connected living and dining area.

The dining room has a side window, an illuminated arched recess and a built in cupboard. A broad arch opens into the living room, with glazed double doors at the other end leading into the orangery. The room also has its own entrance from the hall.











The orangery, utility and shower room

The heated orangery has a solid roof with two rooflights, an exposed brick wall and terracotta floor tiles with dark insets. Glazing runs along the garden side, with French doors opening onto the first patio. Separate doors connect the room to both the kitchen and the dining room.

The utility room leads off the kitchen and has fitted cupboards, space for a washing machine and an external door to the garden. The adjoining ground floor shower room has an enclosed shower with blue wall tiles, a basin and a WC.






ONETOUCH
DYNAMICNEXT





The entrance hall

A solid oak front door with glazed panels and a decorative fanlight opens to the original patterned Minton flooring. Cornicing and a moulded arch frame the hall and staircase. A pantry and additional storage are accessible from the hall.







The principal bedroom and en suite

The principal bedroom occupies the top floor. Its broad dormer looks across the neighbourhood, and there is room for a sitting area beneath the window. A window in the side wall brings light in from a second direction, while exposed timbers mark the change in ceiling height beneath the eaves.

The en suite has a walk in shower, a vanity unit with drawers and a wall hung WC. A rooflight sits above the WC, and patterned floor tiles are paired with pale wall tiling. A cupboard off the shower room provides storage beneath the eaves.











The second bedroom and balcony

The second bedroom is a front facing double with a decorative fireplace, a picture rail and air conditioning. French doors open onto the wrought iron balcony overlooking Victoria Avenue, and a separate window brings in further light from the front.








REINEHR
VILLA

The third bedroom and study

The third double bedroom has windows on two sides, including a shuttered window overlooking the rear garden. It is reached through the adjoining dressing room and study, which has its own window, a decorative fireplace and fitted cupboards with louvred doors.








BOOZE
Better than Therapy

The fourth bedroom

The fourth bedroom is a double off the first floor landing, close to the family bathroom. A dark cast iron fireplace with patterned tile insets stands beside a built in cupboard, and the window has folding shutters.







The family bathroom

The family bathroom has a freestanding roll top bath with claw feet and a separate glazed shower enclosure with an overhead shower. A pedestal basin and WC complete the room. Two shuttered windows bring in daylight, and stone coloured tiles run across the walls and floor.

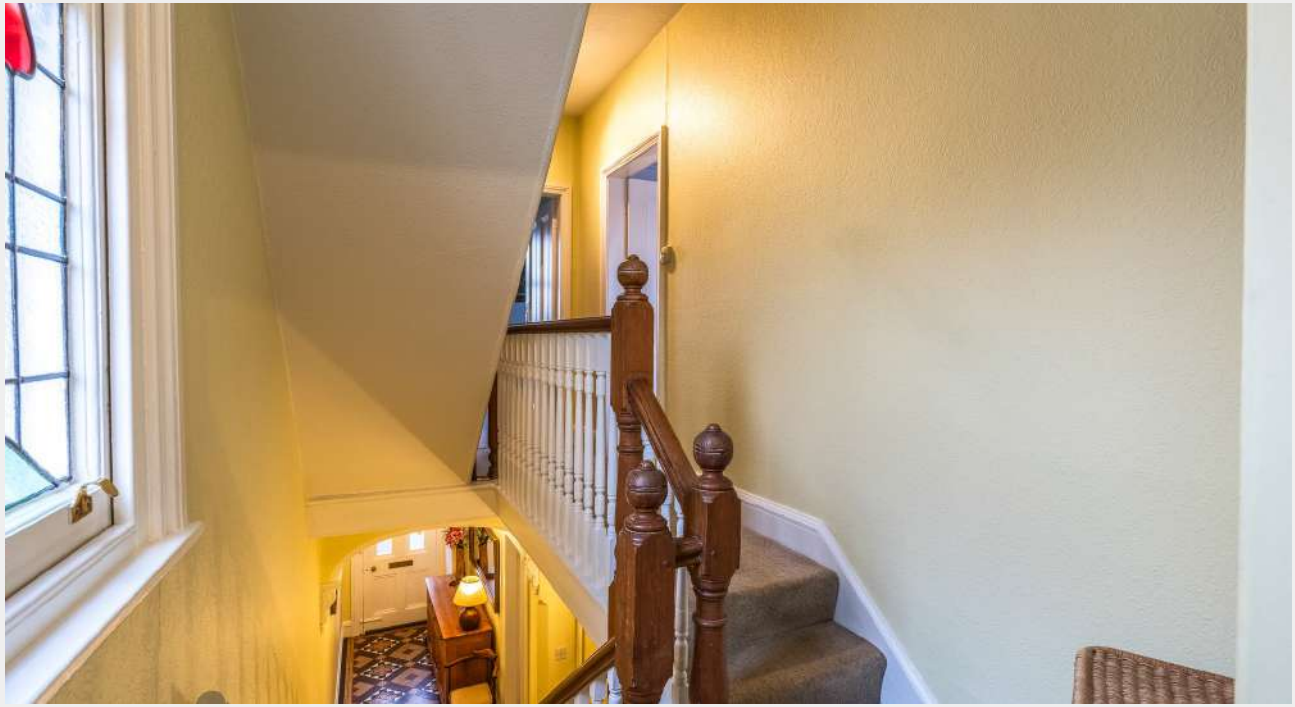






The landing

A leaded window with coloured glass lights the turn in the staircase, where turned timber newel posts and a timber handrail frame the landing. The landing serves the three first floor bedrooms and family bathroom, and a further flight leads to the principal suite.







The garden

The south facing walled garden rises from the patio outside the orangery to a lawn edged by mature borders. Three raised beds and a fruit cage provide space for growing produce, while a second patio sits beside the wildlife pond and its water feature.

Glazed folding doors open the fully insulated garden room to the lawn. It has mains electricity and internet access via range extenders, making it suitable for working from home or pursuing hobbies away from the main living rooms.

The brick built former coach house now provides garden storage. Its original cobbled brick floor survives from its earlier use as a stable, and the building has since been reroofed.











The parking and planning

Brick pillars and iron railings frame the front garden, where a path leads to the entrance. The driveway runs alongside the villa, with off road parking for four cars and an electric vehicle charging point. Planning permission was previously granted for the erection of a single-storey rear extension and detached garage under Wychavon District Council planning reference 20/01886/HP. Although this permission has since lapsed, it highlights the property's potential for further development, subject to obtaining the necessary planning consents.





Location

Victoria Avenue is a residential street within walking distance of Droitwich Spa town centre. The surrounding streets include red brick period homes, and the town's salt heritage is still evident around Victoria Square and the old brine baths.

The High Street has independent cafés and places to eat, including Nelly's Yard. St Andrew's Shopping Centre provides a further stop for everyday shopping, and markets are held in Victoria Square.

Schools in the town include Chawson Community First School, Westacre Middle School and Droitwich Spa High School, reflecting the local system of first, middle and high schools.

Droitwich Spa railway station has direct services to Worcester and Birmingham. By road, the A38 runs past the town and the M5 offers routes towards the West Midlands and Gloucestershire.

Vines Park sits beside the River Salwarpe and the Droitwich Barge Canal, with towpath walks towards Ladywood Lock. Lido Park is home to the town's outdoor swimming pool.





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

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: D

Council Tax

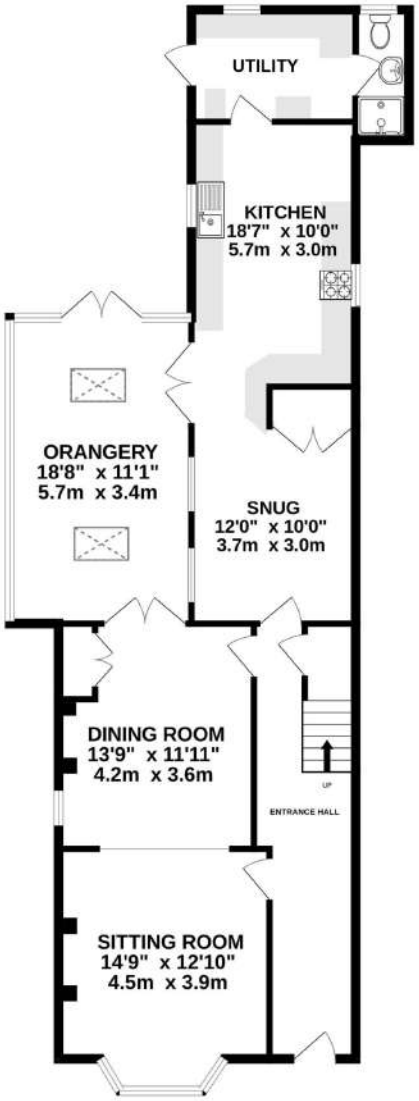
The Council Tax for this property is Band F

Agent Note

The title register refers to historic restrictive covenants contained in a Conveyance dated 23 August 1907. Prospective purchasers are advised to make their own enquiries through their conveyancer regarding the terms, applicability and enforceability of these covenants.



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2781 sq.ft. (258.4 sq.m.) approx.

TOTAL FLOOR AREA EXCLUDING GARDEN ROOM AND STORE : 2445 sq.ft. (227.2 sq.m.) approx.

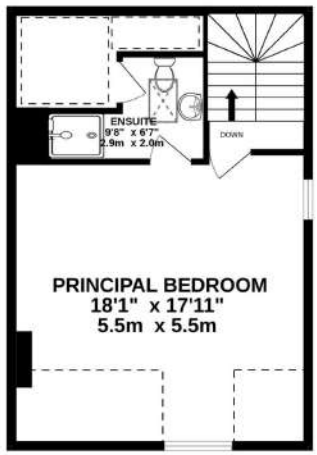
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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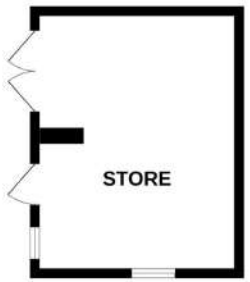


140 sq.ft. (13.0 sq.m.) approx.

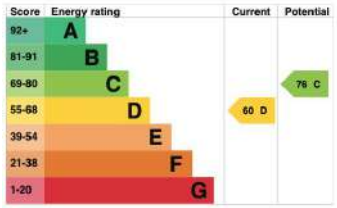


2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.





196 sq.ft. (18.2 sq.m.) approx.



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