



Oaklea House  
57 Tagwell Road | Droitwich Spa | Worcestershire | WR9 7AQ

 FINE & COUNTRY

# OAKLEA HOUSE

*Occupying a prime position on the highly sought-after Tagwell Road, Oaklea House is an elegant, detached family residence, lovingly owned and meticulously maintained by the same family for over 30 years. As the sellers themselves put it:*  
*“When you make our house your home, we hope you’ll be as happy as we have been.”*



Beautifully presented throughout, the property offers generous, well-balanced accommodation, thoughtfully arranged to suit modern family living, all within a mature and private setting just moments from the centre of Droitwich Spa.

**Ground Floor:** A composite entrance door opens into a welcoming reception hall, where solid oak herringbone flooring sets an elegant tone from the very first step. A useful understairs cloaks cupboard and guest cloakroom add everyday practicality.

To the front of the property, the dining room enjoys a bay window overlooking the front gardens and flows seamlessly into the kitchen — a naturally sociable space, ideal for both relaxed family life and effortless entertaining. A gas-fired log-effect stove brings warmth and character all year round. The kitchen has been thoughtfully designed for both style and everyday living. A large window frames lovely views over the rear garden, while an excellent range of fitted cabinetry is complemented by quality integrated appliances — Samsung dual-cook and combination microwave ovens, a four-burner Samsung gas hob with contemporary glass extractor, an integrated Bosch dishwasher and 50/50 fridge freezer. A pull-out larder, one-and-a-half bowl composite sink with pull-out hose tap, and two plinth heaters complete this well-equipped space. Leading on, the utility room continues the fitted cabinetry theme and offers a deep laundry sink plus space and plumbing for a washing machine and tumble dryer, with direct access to the rear garden and through to the integral garage — complete with power, lighting and a recently fitted door.

The dual-aspect snug offers a more intimate retreat — the very spot the sellers describe as perfect “for quiet, music, reading” — with glazed double doors opening into the principal living room. Bright and spacious, the living room enjoys bifold doors onto the rear terrace and garden, blurring the line between inside and out and flooding the space with natural light. It’s easy to see why the family found “sunspots around the house” and “a favourite room for everyone.”

















# Seller Insight

“ For more than three decades, this much-loved family home has provided the perfect backdrop for everyday life, special celebrations and lasting memories. Combining beautifully refurbished interiors with peaceful surroundings and exceptional convenience, it offers a lifestyle that is increasingly difficult to find.

From the moment you arrive, the property strikes a wonderful balance between tranquillity and connectivity. Set in an enviable location, it enjoys easy access to an excellent range of amenities, outstanding road and rail links, and is within approximately 40 minutes of the airport, making it equally suited to busy professionals, growing families and those who enjoy travelling with ease.

Inside, the home has been thoughtfully refurbished throughout to an exceptional standard. Every room has been carefully updated, creating elegant, move-in-ready accommodation where no further work is required. The generous layout has been designed to adapt effortlessly to modern family life, with each space offering its own distinct character. Whether it's relaxing with a book in the cosy snug, enjoying music in a quiet retreat, or simply following the natural sunlight as it moves through the house, every member of the family has discovered a favourite place to call their own.

The gardens are equally captivating. Offering complete privacy with no overlooking neighbours, they create a peaceful sanctuary where mature trees and abundant greenery frame every view. Birdsong provides a constant soundtrack throughout the seasons, while direct access to the adjoining park extends the feeling of space far beyond the garden boundaries. It is a setting that encourages both quiet reflection and active family living.

This is also a home created for bringing people together. Over the years it has comfortably hosted celebrations with 30 to 50 family members and friends, providing generous indoor and outdoor spaces where adults and children alike can gather, relax and make memories. The welcoming atmosphere continues beyond the property itself, with friendly neighbours and a genuine sense of community creating an environment that feels both supportive and respectful of privacy.

The location further enhances the lifestyle on offer. The nearby lido, cricket and tennis clubs, gym, healthcare facilities and local shops are all within easy reach, while highly regarded schools in both Droitwich and Worcester are easily accessible on foot, by bicycle or by car. Excellent public transport connections ensure commuting and day-to-day travel remain effortless.

Above all else, this is a home that has brought its owners immense happiness for over 30 years. It is a place where family life has flourished, lifelong friendships have been nurtured, and everyday moments have been treasured. The next owners will inherit not simply a beautifully presented property, but a home ready to create a lifetime of memories of its 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:** A bright landing, enhanced by a large feature window, leads to a generous airing cupboard and a part-boarded loft with lighting, accessed via a pull-down ladder.

The primary bedroom overlooks the rear garden and benefits from an extensive range of fitted wardrobes, alongside an ensuite with a large walk-in shower, vanity unit with integrated wash basin, illuminated mirror, extractor fan and dual-fuel heated towel rail.

Bedrooms two and three are both generous doubles overlooking the front of the property, while bedroom four is a versatile dual-aspect double room with Karndean flooring and excellent fitted storage — equally at home as a double bedroom, nursery or study.

Completing the first floor, the beautifully renovated family bathroom is finished to a high standard with porcelain marble-effect tiling throughout. The suite includes a freestanding bath with floor-mounted tap and hand shower, corner shower enclosure, WC, bidet spray, vanity unit with bowl wash basin, illuminated mirror, heated towel rail and contemporary chrome fittings.

The property benefits throughout from UPVC double glazing and a Worcester Bosch gas-fired central heating boiler — the fruits of the family's programme to “completely refurbish and modernise every part of the house to a high standard.”









**Outside:** Set well back from Tagwell Road, Oaklea House is approached via a generous driveway and large front garden, creating a wonderful sense of arrival and offering ample off-road parking alongside access to the integral garage.

To the rear, the mature gardens have been lovingly cultivated over many years, creating the private, peaceful setting the sellers describe as offering “a sense of space, not overlooked” and “the view of greenery and trees from every window.” Predominantly laid to lawn and framed by established trees and well-stocked borders, the garden provides colour and interest through every season — and, fittingly, has long been a haven for local birdlife.

A summerhouse and separate potting shed add versatility for storage and leisure, while several thoughtfully placed seating areas invite you to relax and unwind. It’s this very garden that has played host to gatherings of 30 to 50 guests over the years — this has long been the family home where the children’s parties happened, where school friends gathered, and where neighbours and friends came together. A notable feature of the property is the gate providing direct access to the adjoining St. Peter’s fields — offering a pleasant walk to Droitwich Spa and Lido Park through open green spaces right from the garden gate.









# LOCATION

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Tagwell Road is recognised as one of Droitwich Spa's most desirable residential addresses, combining a peaceful, private setting with excellent convenience. As the sellers put it, "every activity is on the doorstep" — the Lido, cricket club, tennis club and gym are all close at hand, alongside health services, shops, cafés, restaurants and supermarkets in the town centre.

Excellent schools in both Droitwich Spa and Worcester are just minutes away on foot, by bike or by car, and Droitwich Spa railway station offers direct services to Worcester, Birmingham and beyond. The nearby M5 provides swift road connections across the Midlands, with the airport just 40 minutes away — making Oaklea House exceptionally well placed for commuters and families alike.

The wider neighbourhood, too, has a genuine sense of community — friendly, easy-going relationships with neighbours who are always ready to lend a hand, without ever feeling crowded.

Having remained in the same loving ownership for over three decades, Oaklea House represents a rare chance to acquire a beautifully maintained family home in one of Droitwich Spa's most established and sought-after settings. Generous accommodation, mature private gardens and an unbeatable location combine to offer an exceptional lifestyle for its next fortunate owners. "It's been our family home for over 30 years — you'll love it."





## Material Information

Tenure: Freehold  
 Council Tax Band: G  
 Local Authority: Wychavon  
 EPC: Rating C  
 Property Construction: Standard (brick and tile)  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Drainage and Sewerage: Mains  
 Heating: Gas-fired central 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 6 vehicles  
 Total Internal Floor Area: 2,132 sq ft  
 Title Information: Mineral rights excluded. Historic restrictive covenants affecting use of the property. Reserved drainage rights benefiting neighbouring land. Please contact the agents for further details.

## Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country Droitwich Spa, Worcester and Malvern on +44 (0)1905 678111.

## Website

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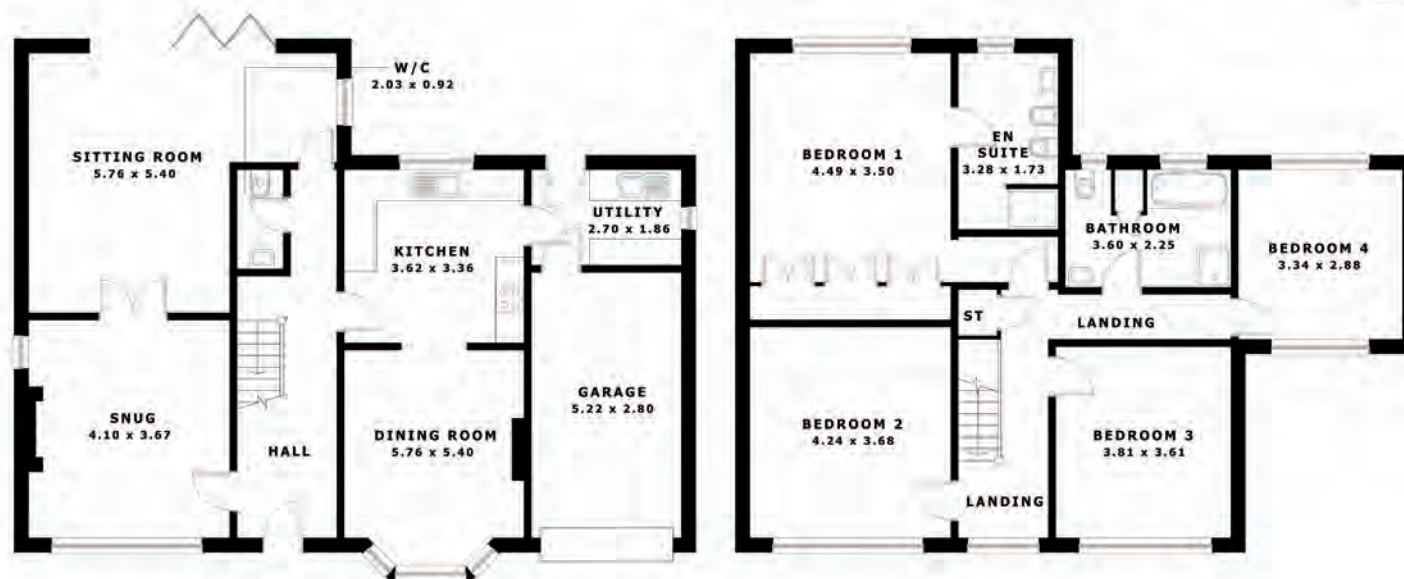
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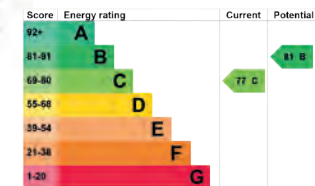


Ground Floor

First Floor

**Oaklea House, Tagwell Road**

Total area: 198m<sup>2</sup> / 2132ft<sup>2</sup>



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 20.08.2026

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*We value the little things  
that make a home*



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