



The Retreat
Porters Mill | Ladywood | Droitwich | Worcestershire | WR9 0AN

 FINE & COUNTRY

THE RETREAT

The Retreat is a beautifully refurbished four-bedroom dormer bungalow offering contemporary living with exceptional attention to detail throughout. The centrepiece of the home is an impressive open-plan kitchen and dining area with integrated speaker system, ideal for modern entertaining, complemented by a spacious lounge with log burner and hidden gym! Finished to a high specification, the property boasts a newly rendered exterior, EV charging point and ultra-fast broadband, enhancing its appeal as a modern and highly desirable home.



Accommodation Summary

Ground Floor

A pitched oak-framed entrance with steps leads into a porch and onto the hallway, finished with elegant LVT parquet flooring. To the left lies a spacious lounge, beautifully presented and featuring two windows, a log burner, and bespoke built-in cabinetry with integrated lighting. To the right is a well-proportioned double bedroom.

To the rear of the property is the true heart of the home; a contemporary open-plan kitchen and living space. Flooded with natural light from skylights, the kitchen is centred around a large island, with a double Belfast sink, integrated speakers and Bosch appliances and enjoys delightful views over the garden. A generous dining area benefits from large, double-glazed doors opening directly onto the patio, ideal for indoor-outdoor entertaining.

Further accommodation on the ground floor includes a utility room, bedroom two, currently utilised as a home office, a stylish family bathroom, and the impressive principal suite. The main suite features an ensuite shower room and a superb dressing room, from which a cleverly concealed door leads through to a private gym.























First Floor

Stairs rise to the fourth bedroom, which benefits from extensive eaves storage and enjoys lovely far-reaching views.



Outside:

The Retreat is approached via a quiet country lane, with a gated entrance leading to ample off-road parking at the front of the property. To the rear, a generous, level lawn enjoys open views across adjoining fields which are within a designated Conservation Area. An inviting entertaining patio and substantial wooden planters further enhance the outdoor space, creating an attractive and tranquil setting.







LOCATION

The Retreat is situated in a highly desirable countryside setting, conveniently located near Ombersley, Ladywood, and Droitwich Spa, and falls within the jurisdiction of Wychavon District Council.

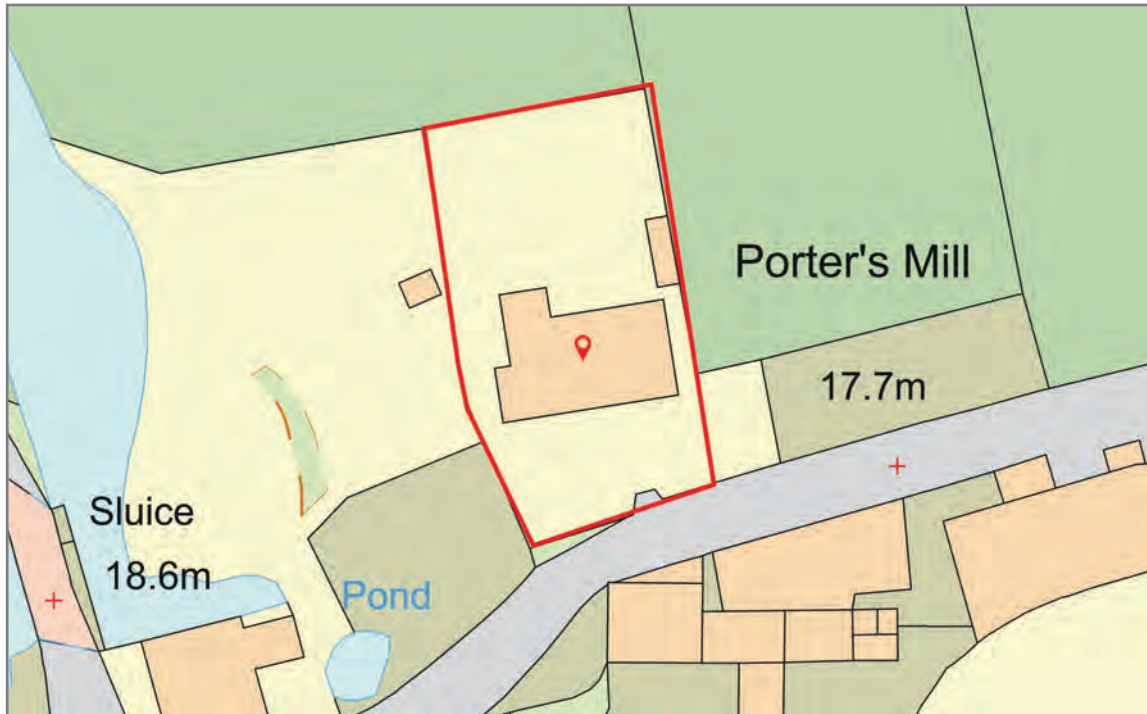
Ombersley (3.2 miles) is one of the most sought after and charming villages in Worcestershire. The first known reference to the village was the granting of a Charter to Abbot Egwin, later Saint Egwin, of Evesham Abbey in 706 AD. Ombersley has been recently named amongst the 'most desirable' places to live in in the UK, according to the Telegraph. The village of Ombersley boasts a whole host of amenities including a renowned butchers and deli shop (Checketts), delicatessen, primary school, doctor's surgery, parish church and post office together with many public houses and restaurants.

More extensive opportunities for shopping, leisure and education can be found in the nearby centres of Worcester, Bromsgrove and Kidderminster. Worcester is some 5 miles away, Droitwich Spa just 3.5 miles, M5 (J5) 7.8 miles, (J6) 6.3 miles and Birmingham 30 miles.

There are direct train lines to London from Worcester and Birmingham. Worcestershire Parkway is located 13 miles away (20-minute drive), which is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. The King's School Worcester and The Royal Grammar School are located in the heart of Worcester city centre.





Services, Utilities and Property Information

Tenure: Freehold
 Council Tax Band: F
 Local Authority: Wychavon
 EPC: Rating D
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private drainage via a septic tank (access to septic tank in neighbouring field - easement for access for current septic tank).
 Heating: LPG.
 Broadband: FTTP full fibre Ultrafast broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G/5H mobile signal is available in the area - we advise you to check with your provider.
 Parking: Driveway
 Additional Information: The septic tank is located on a neighbouring field, this has been deemed non-compliant and a quote has been provided for the replacement of this with a Sewage Treatment plant of around £12,000 and the property is being sold on this basis with the buyer to replace.
 The property is situated in a high risk river flooding area, however the property has never been subject to flooding and includes substantial flood defences.
 Situated in a Conservation Area.
 Windows replaced in 2023, replacement render in 2025 and new boiler in 2023.
 Fully re-wired.
 Access to EV charging point.
 The property benefits from Rights to Air and Light as per the title deeds – please speak with the agents for further details.
 CCTV or similar security system in operation.



Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

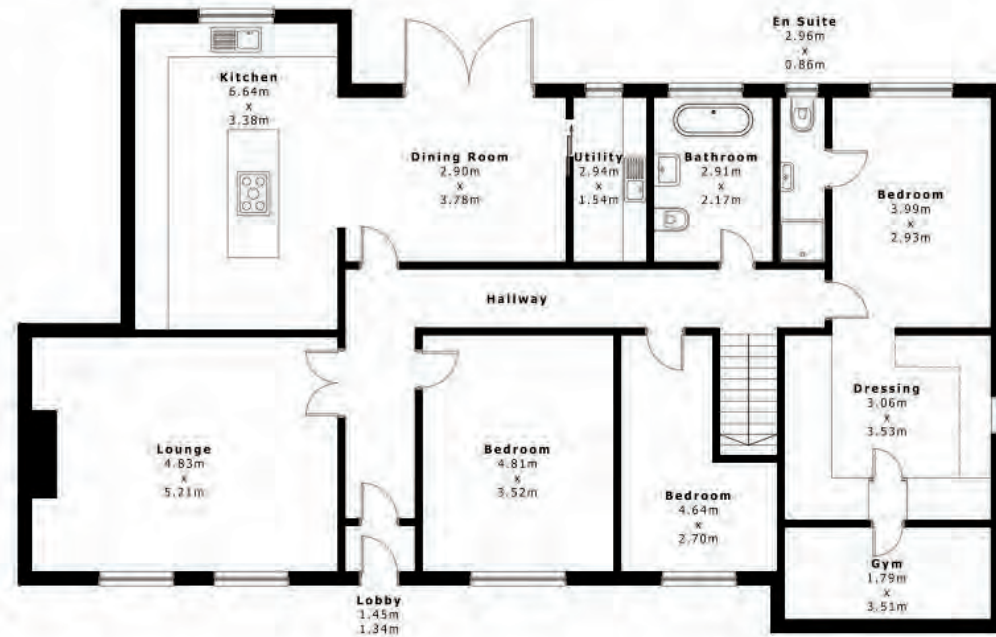
Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

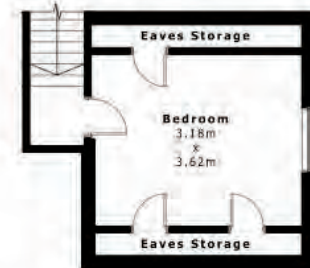
Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am – 1.00 pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

The Retreat, Porters Mill - Sales Plan

Main House: 155m² / 1674ft²

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.



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 17.04.2026





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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THE FINE & COUNTRY
FOUNDATION

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