



Church Farm
Elmbridge | Droitwich | Worcestershire | WR9 0DA

 FINE & COUNTRY

CHURCH FARM

Set within approximately five acres of glorious Worcestershire countryside, Church Farm is a magnificent Grade II Listed Georgian farmhouse enjoying an enviable combination of privacy, character and versatility. Approached via a gated entrance and private driveway, this distinguished country residence offers beautifully proportioned accommodation arranged across four floors, comprising of seven bedrooms within the principal house, alongside a self-contained two-bedroom annexe. Rich in period charm and sympathetically enhanced by the current owners, the property is complemented by an extensive collection of traditional outbuildings, paddocks, woodland, wildlife ponds and a beautifully restored walled garden. Surrounded by far-reaching countryside views and steeped in fascinating local history, Church Farm presents a rare opportunity to acquire a quintessential English country house offering an exceptional rural lifestyle.



Ground Floor: Approached via a private gated entrance and sweeping track, Church Farm immediately captures the imagination. Nestled within its own grounds of circa 5 acres, enjoying a wonderfully private setting, the handsome Georgian façade stands proudly amongst mature gardens and rolling countryside beyond.

Stepping into the welcoming reception hall, the symmetry and elegance synonymous with Georgian architecture become immediately apparent. Positioned either side of the hallway are two formal reception rooms. To the right, the dining room is a beautifully proportioned space featuring traditional sash windows and a serving hatch connecting through to the kitchen, ideal for both formal entertaining and family occasions.

To the left, the drawing room enjoys an abundance of natural light and centres around an attractive open fireplace. Beyond lies the principal sitting room, a later addition which has been thoughtfully designed to complement the original house. This impressive triple-aspect room enjoys French doors opening onto the terrace and gardens, a wood-burning stove and delightful views across the surrounding grounds.

The hallway also provides access to a guest cloakroom WC and the original cellar, which is fitted with wine racks to three walls, whilst heritage-style double-glazed windows to the front elevation sympathetically combine modern practicality with period authenticity.

The farmhouse kitchen forms the heart of the home with quarry tiled flooring, exposed oak beams and ample space for informal dining, complete with a traditional electric four-oven Aga, which was completely renovated in 2024 by Aga specialists Blake and Bull and fitted with their Elektrikit.

A practical courtyard entrance provides convenient everyday access, whilst the adjoining scullery, boiler room and generous walk-in larder offer excellent ancillary space. Access to the annexe can also be gained from this area, allowing complete flexibility depending upon a purchaser's requirements.









First Floor: Occupying the first floor are two exceptional principal suites, each offering privacy, flexibility and character. The first suite comprises a spacious double bedroom served by a Jack and Jill ensuite shower room, together with an adjoining room currently utilised as a nursery or office, although equally suitable as an additional bedroom, dressing room or private sitting room.

The second suite is particularly impressive, featuring a generous bedroom with fitted cabinetry and a feature fireplace, alongside a dressing room and an ensuite bathroom complete with bath and shower over. This suite also benefits from access to a charming balcony overlooking the grounds and surrounding countryside.

From this level, access can also be gained to the original servant's back staircase which descends directly to a door opening onto the back of the main hall.

Second Floor: The upper floor is arranged around a split landing, creating both character and practicality. To one side are two generous double bedrooms, one benefiting from fitted cabinetry, together with a family shower room and useful built-in storage. From the landing, beautiful views stretch towards the Abberley Hills and distant Malvern Hills, providing a wonderful backdrop to everyday life.

To the opposite side of the house are two further substantial double bedrooms, both retaining period fireplaces and original fitted cabinetry. Throughout this floor, the accommodation reflects the elegance and generous proportions expected of a Georgian farmhouse, whilst remaining perfectly suited to modern family living.









Outside

Church Farm occupies approximately five acres of enchanting grounds, offering a wonderful blend of formal gardens, paddocks, woodland and wildlife habitats. Extensive parking is provided to the front of the property, whilst mature planting and established boundaries create a superb sense of privacy.

A particular highlight is the beautifully restored walled garden, thoughtfully planted and carefully curated to provide year-round interest. Patio terraces to both the front and rear of the property offer ideal spaces for entertaining and enjoying different aspects of the grounds throughout the day.

To the front of the house, a picturesque lake provides a stunning focal point, whilst uninterrupted views extend across the rolling Worcestershire countryside. A second lined wildlife pond sits within a wildflower meadow to the side of the property, perfectly positioned to capture spectacular sunsets from its westerly aspect.

The grounds include approximately two acres of paddock, a further smaller paddock, an acre of established ash woodland and a newly planted screening woodland of hornbeam and willow, designed to enhance privacy and biodiversity as it matures. Beyond, views extend across the Upper Severn Valley.

For equestrian enthusiasts, a bridleway passes directly in front of the property, whilst the existing holding number presents excellent opportunities for livestock, hobby farming or smallholding pursuits. A unique gated access also allows direct passage from the grounds to the neighbouring church.

The house enjoys a desirable south-west facing orientation, allowing the gardens and terraces to benefit from sunlight throughout much of the day. Rich in history, the current custodians have carefully documented the property's fascinating past, including links to notable local families, further enhancing the provenance of this remarkable home.





Annexe and Outbuildings: The self-contained annexe offers exceptional versatility and can function entirely independently or be seamlessly incorporated into the main residence. The accommodation comprises a kitchen, cloakroom, sitting room with French doors opening onto the garden and an open fireplace, together with flexible bedroom accommodation currently arranged as one principal bedroom with a substantial dressing room, although equally capable of providing two bedrooms if desired.

A superb range of traditional outbuildings further enhances the property's appeal. The detached garage building incorporates a workshop and extensive storage, with two substantial rooms above offering significant potential for conversion, subject to the necessary planning consents.

The pool barn (Carl's Barn) was completely renovated in 2024 and was fitted with bespoke replacement windows and doors and retains considerable character. Formerly utilised as stabling, it now presents exciting opportunities for use as a home office, gym, studio or further ancillary accommodation, subject to consent. A useful first-floor room further enhances its versatility.

Adjacent to the pool barn is a substantial lean-to agricultural building with independent access from the track, currently utilised for storage and ideally suited to a variety of practical uses. Additional traditional features, including the original coal store and another older cellar with a barrel-vaulted ceiling which is accessible from the rear yard, contribute further to the property's authenticity and rich history.











LOCATION

Church Farm enjoys an enviable position within the charming hamlet of Elmbridge, surrounded by some of Worcestershire's most attractive countryside. Offering an exceptional balance between rural tranquility and modern convenience, the property is nestled amidst rolling farmland and mature woodland whilst remaining within easy reach of major transport links, highly regarded schools and a wealth of amenities.

The nearby spa town of Droitwich Spa lies approximately 4 miles away and provides an excellent range of independent shops, cafés, restaurants, supermarkets, leisure facilities and everyday services. Bromsgrove is approximately 8 miles distant, whilst the cathedral city of Worcester is approximately 7 miles away, offering a vibrant mix of shopping, riverside dining, cultural attractions and sporting facilities. Birmingham city centre can be reached in approximately 40 minutes by car, making the property ideally suited to those seeking a country lifestyle without sacrificing connectivity.

The area is particularly well regarded for its dining and hospitality offerings. The highly acclaimed Entouraj Indian Kitchen & Bar in nearby Cutnall Green has become one of Worcestershire's premier dining destinations, whilst The Chequers at Cutnall Green remains a firm local favourite for traditional country pub dining. Further culinary options can be found throughout Droitwich Spa and Worcester, offering everything from independent cafés and bistros to fine dining establishments.

For those who enjoy an active lifestyle, the surrounding countryside provides endless opportunities for walking, riding and cycling, with a network of public footpaths and bridleways accessible from the doorstep. Cutnall Green and Droitwich tennis clubs are within easy reach, whilst a number of golf courses and leisure facilities can be found throughout the surrounding area. Garden enthusiasts are particularly well served, with the renowned Webbs garden centre at Wychbold just a short drive away. The neighbouring church, accessed directly from the grounds of Church Farm via a private gate, further enhances the unique charm and sense of heritage associated with the property.

The area is exceptionally well regarded for education, with a number of highly respected state and independent schools nearby, including RGS Worcester, RGS The Grange, King's Worcester and Bromsgrove School.

For commuters, Droitwich Spa railway station is approximately 4 miles away and provides direct services to Worcester, Birmingham and the wider rail network. Worcestershire Parkway, approximately 11 miles distant, offers direct services to London Paddington in around 2 hours, whilst additional London services are available from Worcester Foregate Street and Worcester Shrub Hill stations. Bromsgrove railway station also provides excellent connections into Birmingham New Street and beyond.

Birmingham International Airport is approximately 35 miles away and can typically be reached in around 40 minutes, providing extensive domestic and international flight connections. London is approximately 125 miles distant and can be reached comfortably by road or rail, making Church Farm an excellent option for those requiring occasional access to the capital.

Healthcare provision is equally strong, with Worcestershire Royal Hospital situated approximately 8 miles away in Worcester, whilst private healthcare facilities are available at The Droitwich Spa Hospital and Spire South Bank Hospital.

Combining exceptional accessibility with the peace and privacy of a quintessential English country setting, Church Farm offers a lifestyle that is increasingly difficult to find; a distinguished period residence surrounded by beautiful countryside, yet within easy reach of excellent schooling, transport links, leisure facilities and some of the region's finest amenities.





Material Information

Tenure: Freehold
 Council Tax Band: G / Annexe: Band A
 Local Authority: Wychavon
 EPC: Rating - Exempt Grade II Listed
 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 to the main property and LPG central heating to the annexe.
 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: Garage and driveway parking for 5+ vehicles
 Total Internal Floor Area: 5,816 sq ft
 Additional Information: Grade II Listed.
 Double glazed heritage windows (five) to the front elevation were replaced in 2020. The annexe has double glazed windows throughout.
 The barn is for agricultural use only.
 There is a current holding number for the property.
 The lake is approximately ½ metre deep and is fed from the yard and gutters.
 The walled garden has all been restored and replaced over a 2-year period.
 Aga is converted to electric.
 The roof has been re-insulated and pipes re-insulated.
 Planning application pending for the installation of ground mounted solar panels at a neighbouring property.
 Planning permission granted for solar farm within extended view of the property.
 Title Information: Rights over neighbouring property to maintain the water supply.

Directions

Postcode: WR9 0DA
 what3words: ///writing.dabbing.inventors

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

CHURCH FARM, ELMBRIDGE TO CUTNALL GREEN, DROITWICH WR9 0DA



APPROXIMATE GROSS INTERNAL AREA: 5816 sq ft, 540m²
 TERRACE: 191 sq ft, 18m²
 OUTBUILDING AREA: 63 sq ft, 6m²
 TOTAL AREA: 6070 sq ft, 564m²



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 02.09.2026

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We value the little things that make a home



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