



Andrew Grant
PRESTIGE & COUNTRY

2 Wellington Square
Ombersley, WR9 0DS



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Main Road, Ombersley, WR9 0DS

5 Bedrooms 2 Bathrooms 4 Reception Rooms

“Occupying an enviable position within one of Worcestershire's most desirable villages, this substantial five bedroom home combines generous family accommodation, beautiful gardens and exceptional potential to modernise, reconfigure and create a truly outstanding long term residence...”

Scott Richardson Brown CEO



- Five bedroom village home offering an excellent opportunity to update, reconfigure and create significant long term value within a desirable setting
- Spacious living room, separate study and adaptable playroom provide excellent flexibility
- Beautifully established rear garden with mature planting, multiple seating areas and countryside views, complemented by energy-efficient solar panels
- Extensive block paved driveway providing generous off road parking alongside the substantial double garage
- Highly regarded Ombersley village location, offering independent cafés, country pubs, scenic countryside and an outstanding community

2738 sq ft (254.4 sq m) including the double garage



The kitchen

Retaining its traditional farmhouse character, the kitchen provides a practical workspace at the heart of the home. Fitted timber cabinetry, tiled splashbacks and views across the front garden create an attractive setting for everyday living, while its position alongside the dining room presents exciting potential for reconfiguration.



The dining room

Ideal for both everyday meals and formal occasions, the dining room provides a welcoming entertaining space overlooking the front garden. A large window fills the room with natural light while its close proximity with the kitchen creates excellent versatility.



The living room

Forming the principal reception space, the living room provides generous accommodation for both relaxation and entertaining. A substantial stone fireplace creates an attractive focal point, while sliding patio doors open directly onto the terrace and gardens beyond, strengthening the connection with the outside space. Beautifully proportioned as it stands, the room also offers excellent potential for future enhancement if desired.



The study

Providing valuable separation from the principal living areas, the study offers an ideal environment for home working, reading or quiet retreat. A large window overlooks the garden, with sliding doors to the patio sitting alongside, while its position within the home offers flexibility to adapt alongside changing family requirements.



The playroom/gym

A particularly versatile addition to the accommodation, this generous room is currently arranged as a gym. Its adaptable proportions make it equally suitable as a playroom, studio, games room or additional home office, allowing the space to evolve alongside changing lifestyles.



The utility

Conveniently positioned beside the kitchen, the utility provides valuable support for everyday household living. Fitted storage, work surfaces and space for appliances help keep the principal living areas organised, while there is practical access between the garage and interior of the home.



The cloakroom

Guests are comfortably served by the ground floor cloakroom. A wash basin, WC and half height tiling form a straightforward arrangement. Tucked just off the hall, it is a convenient addition for everyday family life and entertaining.



The landing

First floor rooms are arranged around a notably generous landing. A large window, angled ceiling line and built in cupboard add character and useful practicality. The extra floor area also provides a sense of space between the five bedrooms and the bathrooms.



The principal bedroom

Designed as the principal bedroom suite, this spacious room provides comfortable accommodation with ample space for a comprehensive range of bedroom furniture. Large dual-aspect windows enjoy attractive views across the gardens towards neighbouring fields. The room also sits adjacent to one of the two family bathrooms, providing excellent scope to turn this room into a modern bedroom suite.



The second bedroom

The second bedroom is another substantial double bedroom. A wide front window and broad proportions make it especially versatile for family or guest use. Its scale ensures it can be arranged with ease, continuing the theme of generous accommodation across the first floor.



The third bedroom

The third bedroom offers a comfortable double arrangement. A large window and a simple rectangular shape give the room an easy layout to furnish. Positioned close to the bathrooms, it works well for family living, guests or older children.



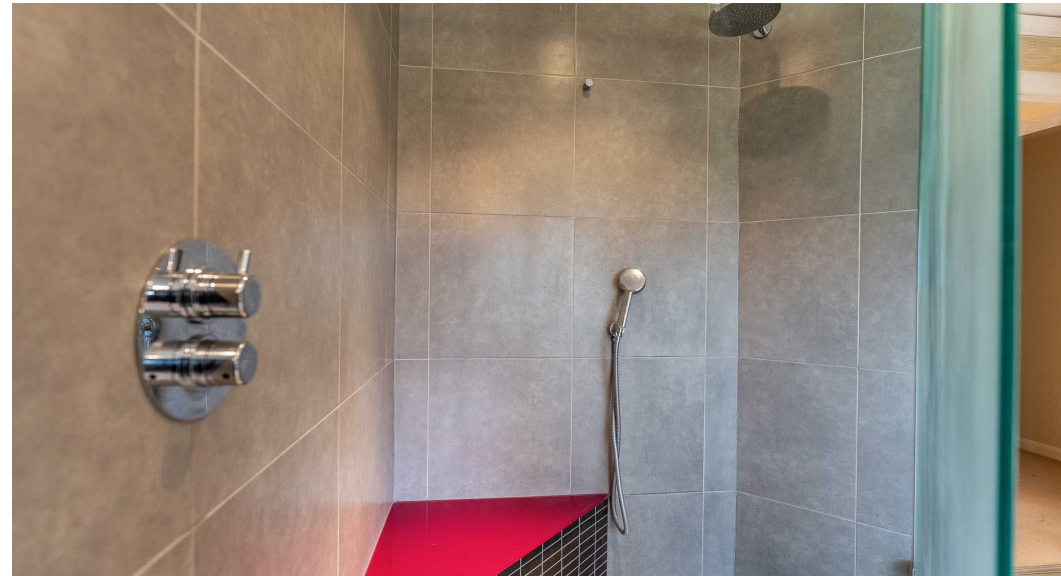
The fourth bedroom

The fourth bedroom provides a well balanced room for everyday use. A front window and mirrored fitted wardrobes support both outlook and storage. It is equally suited to family and guest accommodation.



The fifth bedroom

The fifth bedroom adds further flexibility to the first floor. Windows on two elevations create a pleasant dual aspect and reinforce its adaptable shape. It would work well as a bedroom, nursery or study, depending on requirements.



The bathrooms

Bathroom facilities are arranged as a practical pair on the first floor. Across the two spaces, tiled walls, fitted baths, walk in showering and built in sanitaryware create useful day to day provision.





The garden

Outdoor living is a particular strength of the home. A broad lawn, mature planted borders and well stocked beds combine to create an established garden scene. The depth of the setting and the outlook towards fields beyond bring a strong sense of openness, while leaving clear potential for a buyer to refresh and shape the space over time.





A paved terrace, timber pergola and further patio seating areas give structure to the setting. Brick pillars and the open outlook beyond add to the sense of character, with scope for continued enhancement alongside any wider modernisation plans.





The driveway and parking

Arrival is easy and well organised at the front of the home. A block paved driveway leads to the double garage and provides generous parking space. The frontage also gives a clear sense of the property's scale, with further opportunity to refresh the outside presentation if desired.



Future potential

One of 2 Wellington Square's most compelling qualities is the exceptional opportunity it presents for sympathetic modernisation. The home's well balanced layout provides excellent scope to reconfigure key living spaces to better suit contemporary lifestyles. The accompanying visualisations illustrate one possible approach, showing how the principal living room could be extended to align with the existing study, creating a substantially larger kitchen and dining space.





The existing kitchen could be repurposed as a dedicated home office or study. Together, these changes would create a flowing arrangement of interconnected living spaces whilst retaining the generous proportions that define the home today.



The playroom/gym offers further exciting potential for enhancement. Its generous proportions and adaptable layout provide excellent flexibility, allowing the space to evolve alongside changing lifestyles and family requirements.



The potential extends beyond the ground floor, where the principal bedroom demonstrates how thoughtful modernisation could further enhance the quality of the accommodation. Whether undertaking a comprehensive renovation or a more gradual programme of improvements, purchasers have the opportunity to create a home that reflects their own style and requirements. These visualisations are intended purely to inspire, highlighting the versatility of the existing layout and the exciting long term potential this exceptional Ombersley home has to offer.

Location

Occupying an enviable position in the heart of the highly desirable village of Ombersley, 2 Wellington Square enjoys one of Worcestershire's most sought-after residential settings. Renowned for its picturesque streets, historic architecture and strong sense of community, Ombersley has long been regarded as one of the county's premier villages, offering an exceptional balance of rural charm and modern convenience.

At the centre of village life is an outstanding collection of independent businesses that have made Ombersley a destination in its own right. Residents can enjoy artisan coffee and locally sourced produce at Checketts of Ombersley, browse the adjoining garden centre, or meet friends for lunch at the popular café. The village is also home to two well-regarded country pubs, The Crown and Sandys and The King's Arms, both renowned for their welcoming atmosphere and excellent food, creating a vibrant social scene throughout the year.

Surrounded by beautiful Worcestershire countryside, Ombersley offers an abundance of scenic walks, cycling routes and outdoor pursuits, with the nearby River Severn and surrounding farmland providing a picturesque backdrop to everyday life. Combined with an active local community, historic St Andrew's Church, village cricket club and regular community events, the village offers a lifestyle that is both peaceful and engaging.

Despite its idyllic setting, Ombersley remains exceptionally well connected. Worcester city centre lies approximately seven miles away, offering an extensive range of shopping, dining and leisure facilities, whilst the nearby M5 motorway provides convenient access to Birmingham, Cheltenham and Bristol, making the village an ideal choice for commuters seeking countryside living without compromising accessibility.





Education is another defining feature of the area, with access to some of the Midlands' most highly regarded schools. Within easy reach are The King's School Worcester, The Royal Grammar School (RGS) Worcester, RGS The Grange, RGS Dodderhill, Bromsgrove School, Malvern College, Abberley Hall School and Winterfold House School, together with an excellent selection of highly regarded state schools including The Chantry School.

Whether enjoying breakfast at one of the village's independent cafés, an evening meal in a traditional country inn, or a leisurely walk through the surrounding countryside, Ombersley offers a lifestyle that is increasingly difficult to find. Combining a thriving village community with exceptional local amenities, outstanding educational opportunities and excellent transport connections, it remains one of Worcestershire's most prestigious and desirable places to call home.

Services

The property benefits from mains electricity, water and drainage. Central heating is supplied via Liquid Propane Gas, while solar panels provide an additional energy-efficient feature.

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

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

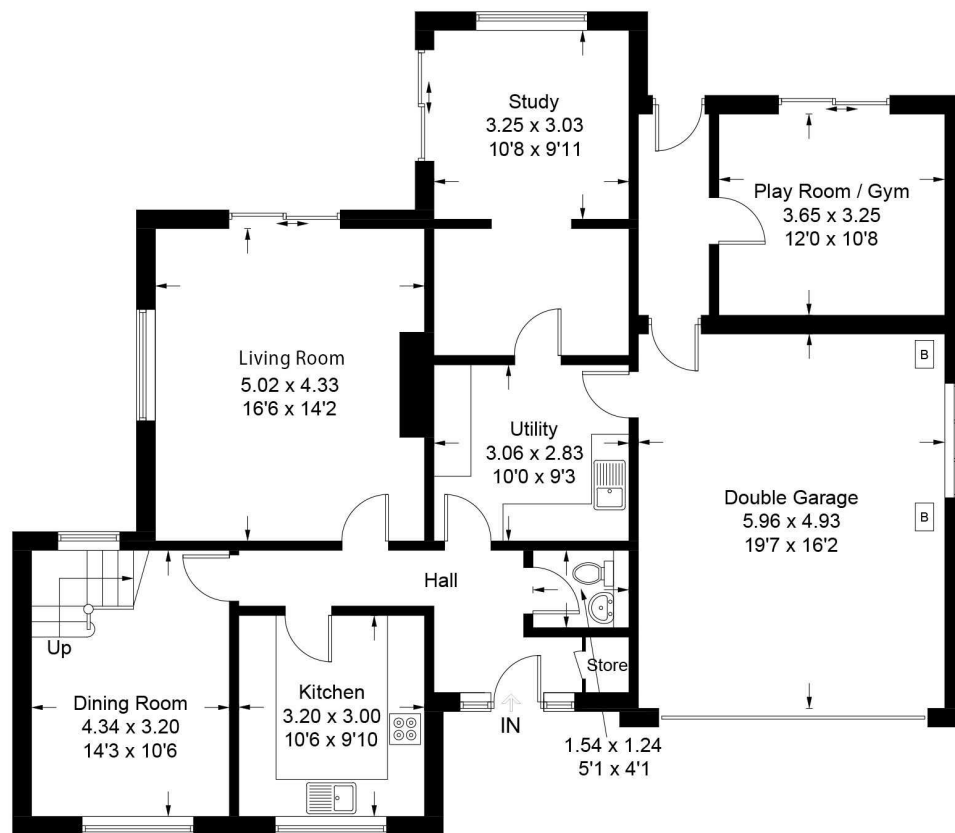
Agent Note

Please note that some marketing images may have been digitally enhanced or virtually staged using AI technology for presentation purposes.

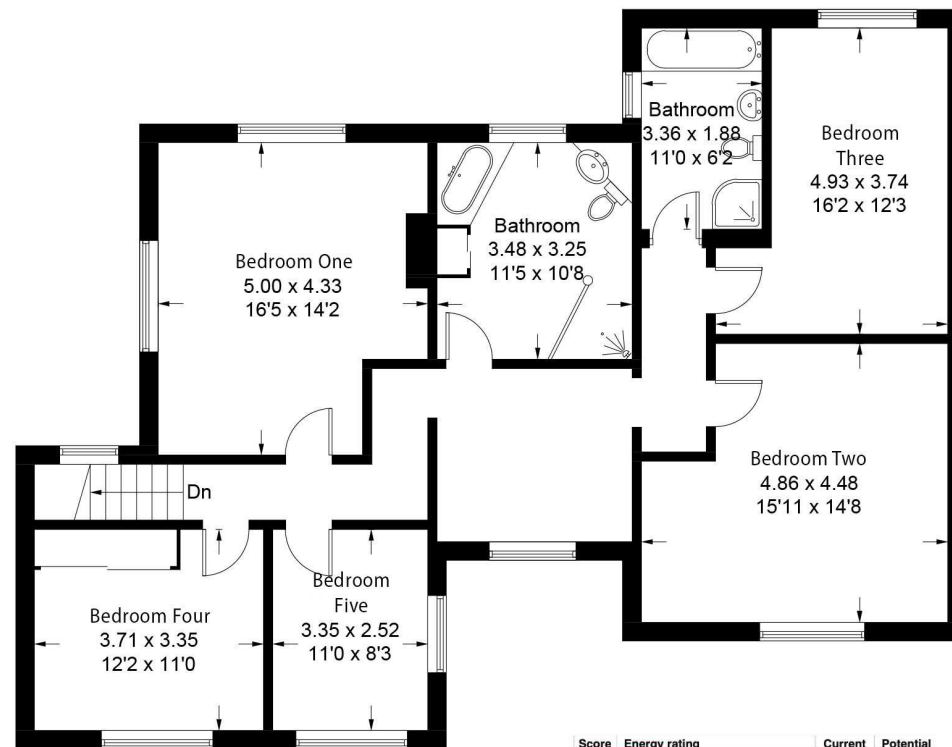


Wellington Square, Main Road, Ombersley

Approximate Gross Internal Area = 254.4 sq m / 2738 sq ft
(Including Double Garage)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.

