



Gefrin
The Bungalow | Hadzor | Droitwich | Worcestershire | WR9 7DS

 FINE & COUNTRY

GEFRIN

Gefrin is a substantial and highly versatile detached dormer bungalow set within approximately one acre in a peaceful, sought-after rural location on a quiet no-through lane in Hadzor.



Built in 2005, the property extends to about 2,485 sq ft and provides flexible five-bedroom accommodation with two reception rooms, a well-appointed kitchen, four bathrooms with one further vanity ensuite, making it ideal for family or multi-generational living. Beyond the main house, two substantial workshops - one with full industrial use and a second with a showroom and underfloor heating - offering exceptional commercial potential. Secure gated access, generous parking, attractive rear gardens and far-reaching countryside views complete this distinctive opportunity.

Accommodation Summary

Ground Floor: The ground floor of Gefrin is characterised by generous proportions, a practical layout and an abundance of natural light, all enhanced by underfloor heating throughout for consistent comfort and efficiency. The welcoming entrance hall provides an immediate sense of space and leads naturally to the principal living areas.

To one side of the hall is a well-proportioned sitting room, positioned to take full advantage of the uninterrupted, far-reaching rural views across open countryside to the rear. This impressive room offers a peaceful outlook and an excellent connection with the landscape beyond. A separate dining room provides a more formal reception space and has clear potential to be opened up to the adjoining kitchen, should a purchaser wish to create a larger, open-plan kitchen, dining and family space tailored to modern living.

The kitchen itself is well appointed and functional, with ample cabinetry and workspace, and benefits from direct visual access to the front. Its position between the reception rooms and generous utility room makes it ideally placed for both day-to-day living and entertaining, with the opportunity for future reconfiguration if desired.

Also accessed from the main hallway are three ground floor bedrooms, two of which enjoy well-fitted ensuite shower rooms and the master has fitted wardrobes. A family bathroom serves the remaining ground floor accommodation.

Overall, the ground floor offers a thoughtful balance of reception space and bedroom accommodation, with excellent adaptability, practical comforts and truly spectacular views that form a constant backdrop to life at Gefrin.













Seller Insight

“ This is a home that was born from vision: the opportunity to create a bespoke residence where life and work could exist in perfect harmony, all set against a backdrop of beautiful countryside. For the current owners, it fulfilled the dream of combining a family home with a workshop space, allowing them to embrace the freedom and balance of working from home without compromise.

From the outside, the property presents itself modestly, almost deceptively so. Yet step inside and it reveals an unexpectedly expansive interior, flooded with natural light and designed to offer both comfort and versatility. The sense of space is immediate, with generously proportioned rooms that flow effortlessly for modern family living and entertaining alike.

One of the home's most treasured features is the principal living area, where on sunny days the outlook becomes truly exceptional. Framed by far-reaching views of trees and open fields, it offers a sense of calm and privacy that is increasingly rare to find. It is a place where the seasons can be enjoyed from the comfort of indoors, and where everyday moments feel quietly special.

Thoughtful design details enhance the practicality of the home, including underfloor heating with individual thermostats in each room, ensuring both comfort and energy efficiency throughout the year. The upper floor offers remarkable flexibility, functioning almost as a self-contained retreat. Ideal for older children, teenagers, visiting family or long-stay guests, it provides privacy while remaining connected to the main house.

This is also a home created for bringing people together. Whether hosting milestone family birthdays, memorable Christmas celebrations or welcoming grandchildren for annual Easter egg hunts and races across the lawn, it has been the setting for countless joyful occasions. The generous accommodation, with multiple bedrooms and bathrooms, means guests can stay in complete comfort.

Outside, the grounds are equally impressive. The patio has long been the social heart of the property, perfect for summer barbecues and evening gatherings, with easy access back into the house as the night draws in. Expansive lawns provide ample space for games of cricket, football and rounders, with plenty of room for spectators to enjoy the action.

Despite its peaceful setting, the home also benefits from a warm and supportive sense of community, with friendly neighbouring properties nearby that offer reassurance without intrusion.

For the next owner, the greatest luxury this home offers may simply be its tranquillity. A place to entertain, to work, to raise a family and, above all, to enjoy the peace and quiet of country living at its finest.”*

* 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 staircase from the entrance hall rises to a spacious first-floor landing that links the accommodation in a clear and logical manner, while also providing access to extensive eaves storage throughout this level. The eaves areas are particularly generous and offer considerable scope to be further maximised for additional storage.

From the landing, two further bedrooms are accessed, both of which are well-proportioned and benefit from spectacular outlooks over the surrounding countryside. The first of these rooms, bedroom four, enjoys a fully fitted ensuite shower room, providing a high degree of privacy and independence for guests or family members.

Bedroom five benefits from a dedicated ensuite vanity room which is already plumbed and configured in such a way that a shower could be easily added, creating a full ensuite facility with minimal alteration, should a purchaser wish to enhance this space further.

Overall, the first-floor accommodation complements the ground floor perfectly, offering additional flexibility and adaptability within a well-designed layout that can readily accommodate evolving household needs.



Workshop and Warehouse: Situated within the grounds and accessed independently from the main residence, the substantial brick-built workshop represents a rare and highly valuable commercial asset with full industrial use by rights. Approached via its own entrance, the building benefits from extensive dedicated parking and three-phase power, ensuring suitability for a wide range of professional or industrial uses.

Internally, the workshop is currently configured into clearly defined zones, including a designated office space, generous working areas, a staff WC and kitchen and a large timber storage section. A full-width electric roller shutter door provides excellent access for larger vehicles, plant or equipment, reinforcing its practical versatility. Whilst the structure would benefit from a degree of repair and modernisation, it offers outstanding scope for a purchaser to enhance or reconfigure the space to suit their specific operational requirements. To the rear of the workshop, a separate outbuilding is plumbed for an oil fired boiler and the walled garden houses the oil tank, positioned discreetly away from the main working areas and out of sight to the house.

Complementing this facility is a second, more recently constructed warehouse, approximately ten years old, built with a steel frame and finished to a higher contemporary specification. This building features a large electric roller shutter door for substantial vehicle access, underfloor heating throughout, and a purpose-built showroom to the rear—ideal for display, client meetings or product presentation. Above, a mezzanine level provides additional storage or potential office accommodation, maximising the building's functionality and commercial appeal.

Taken together, these two buildings provide an exceptional level of flexible commercial space, offering clear operational separation from the main dwelling while maintaining convenient proximity. This combination of established industrial infrastructure and modern specification is increasingly scarce and significantly enhances the overall proposition of Gefrin as both a home and a business base.





Outside: Gefrin is set within approximately one acre of attractive grounds, combining privacy, practicality and far-reaching rural outlooks to both the front and rear of the property. The entire plot is not overlooked, offering a rare sense of seclusion while maintaining open countryside vistas.

The property is approached via secure gated access leading onto a private driveway, which sweeps to a generous parking and turning area immediately in front of the main residence. This provides ample space for multiple vehicles and ensures easy circulation. In addition, the workshop and warehouse benefit from their own separate parking provision, reinforcing the clear distinction between residential and commercial use.

To the rear of the property lies a well-proportioned patio terrace, ideal for outdoor dining and relaxation while enjoying the sweeping views across open fields. Beyond this, the gardens are predominantly laid to lawn.

A walled garden discreetly conceals the workshop buildings from the principal garden areas, ensuring the commercial elements of the property remain visually separate from the main residence. To the far boundary, stock fencing has been used in place of solid barriers, allowing uninterrupted views across the rolling countryside while maintaining security and definition of the land.









LOCATION

Gefrin enjoys a tranquil semi-rural setting on a quiet no-through country lane on the edge of Hadzor, combining countryside seclusion with excellent access to towns, schooling, transport links and leisure facilities. The position is particularly appealing for those seeking privacy without isolation, with convenient connectivity to key centres across Worcestershire and the wider Midlands.

The thriving market town of Droitwich Spa lies only around 2 miles away and provides an excellent range of everyday amenities, including supermarkets, independent shops, cafés and restaurants. The recently refurbished Droitwich Lido is a popular outdoor leisure destination, while the town's library and community hubs offer a broad programme of cultural events, classes and social activities. A selection of traditional pubs and contemporary dining venues further enhance the lifestyle appeal of the area.

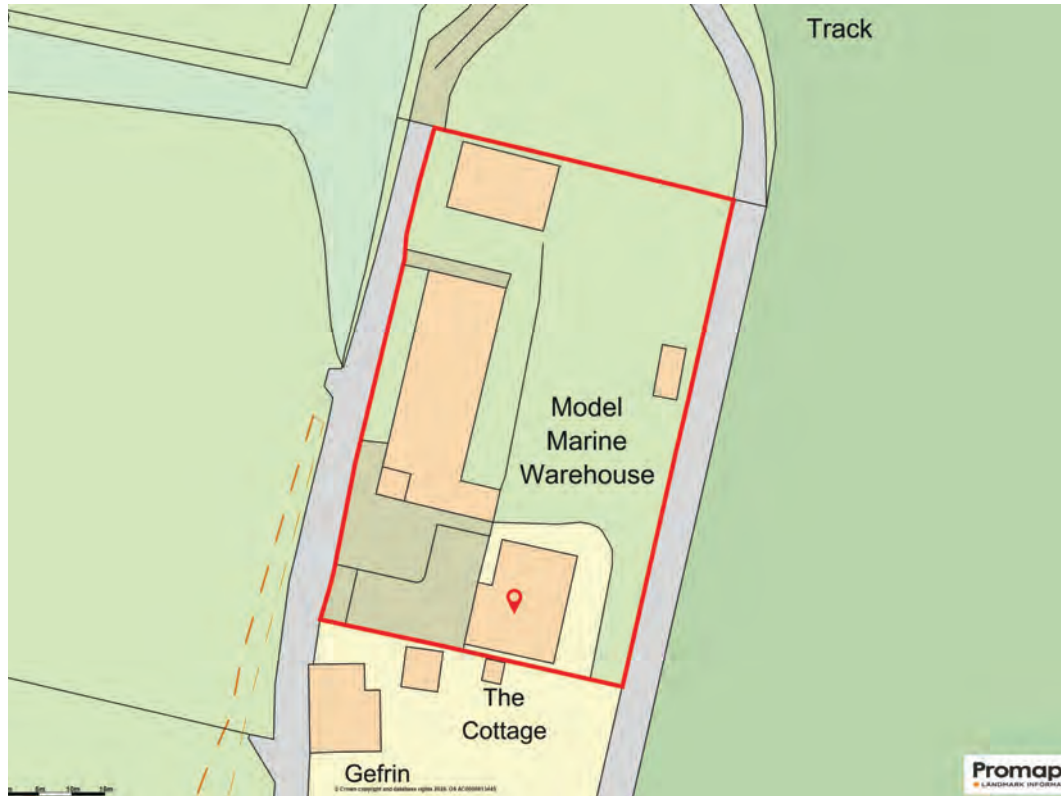
Education is a significant strength of the location, with a number of highly regarded schools within easy reach. These include RGS Dodderhill, Droitwich Spa High School, Bromsgrove School, RGS Worcester and King's Worcester, all offering strong academic reputations alongside extensive extracurricular opportunities.

Transport connections are excellent. Droitwich Spa railway station is approximately 2 miles from the property, providing regular services to Birmingham and Worcester, while Worcester Parkway station offers fast mainline services to London Paddington in around 2 hours, making regular travel to the capital entirely practical. The M5 and M42 motorway networks are easily accessible, ensuring efficient regional and national travel. Birmingham Airport lies approximately 35 miles to the north-east, providing extensive domestic and international flights.

Gefrin also benefits from its proximity to several key towns and cities. Redditch is around 8 miles away, Bromsgrove approximately 9 miles, Worcester about 7.5 miles, and Great Malvern roughly 12 miles, offering a wide choice of shopping, cultural attractions, restaurants and outdoor pursuits. The Malvern Hills, in particular, provide outstanding walking and panoramic views across the surrounding countryside.

Surrounded by picturesque Worcestershire landscapes, traditional villages and scenic country lanes, Gefrin offers a well-balanced blend of rural tranquillity, excellent schooling, strong transport links and vibrant local amenities—making it an exceptionally well-positioned home for both family life and professional commuting.





Services, Utilities and Property Information

Tenure: Freehold
 Council Tax Band: G
 Local Authority: Wychavon
 EPC: Rating C
 Property Construction: Bungalow - standard (brick and tile). Workshop - non standard (brick and asbestos cement roof). Warehouse - non standard (steel-framed, fully Kingspan insulated walls and roof).
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private drainage via Klargester (shared with the commercial properties)
 Heating: Underfloor heating and oil-fired central heating
 Broadband: FTTP full fibre ultrafast fibre broadband connection available - we advise you to check with your provider. The bungalow, workshop and warehouse are all connected with CAT6 cabling allowing all three buildings to be networked together. The Bungalow has CAT 6 cabling throughout.
 Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Driveway parking for 4+ vehicles. Private car parking for workshop and warehouse.

Additional Information: Shared drainage via a Klargester treatment plant, for main house and the commercial property on the grounds.
 Separate oil tanks for main house and commercial building.
 Warehouse has underfloor heating
 Foam roof insulation in workshop
 The commercial workshop has full industrial use rights.
 Private well on site located on front drive of Gefrin.
 Plot is on three title deeds.

Directions

Postcode: WR9 7DS
 what3words: ///intricate.owls.evenings

Viewing Arrangements

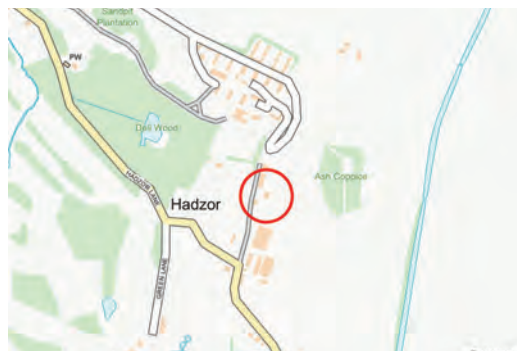
Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit Fine & Country at <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



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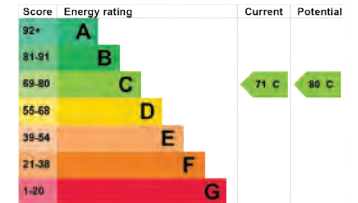


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

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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: 01.05.2026





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

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*We value the little things
that make a home*



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