

12 Morton Road

Fernhill Heath, WR3 7UB

Andrew Grant

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4 Bedrooms **4 Bathrooms** **3 Reception Rooms**

A substantially improved four bedroom detached family home offering approximately 2,550 sq ft of versatile accommodation, four bathrooms and exceptional outdoor entertaining facilities within a remarkably private garden.

- This substantial detached home offers approximately 2,550 sq ft of versatile accommodation, comprising four double bedrooms, four bathrooms, three reception rooms and a flexible second floor office, providing excellent scope for family living, home working and accommodating guests.
- The generous and flexible living accommodation includes a well equipped kitchen opening into the dining room, a large separate living room and a versatile sitting room adjoining a ground floor shower room. A separate utility room adds further practicality for family life, while a whole house water boosting system installed in 2025 provides improved water pressure across the multiple bathrooms.
- The primary bedroom benefits from an en suite bathroom and direct access to the second floor office, providing an ideal space for home working. Another double bedroom enjoys its own private facilities, offering flexibility for guests or multigenerational living.
- Designed with outdoor entertaining in mind, the particularly private rear garden features an extensive patio, established fruit trees and two covered entertaining areas, providing excellent spaces for hosting family and friends throughout the year. A substantial gym or outbuilding offers further versatility.
- The generous frontage provides extensive parking for multiple vehicles. Recent improvements include new windows and external doors, extensive internal redecoration and exterior repainting, reflecting the considerable investment made in the property.
- Fernhill Heath combines a friendly village community with local recreation, countryside walks, places to eat and convenient connections to Worcester, Droitwich and the motorway network.

2550 sq ft (236 sq m)







The kitchen

The kitchen forms the practical centre of the open plan ground floor accommodation. An island with breakfast bar complements extensive cabinetry and generous preparation surfaces, with an integrated hob with extractor hood, oven and grill.

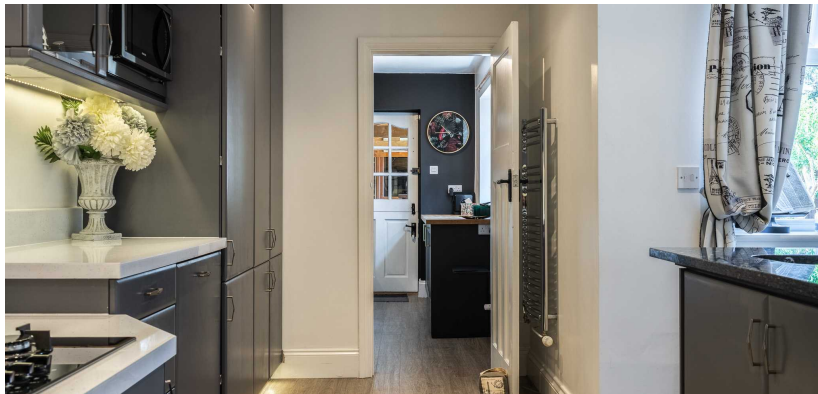


Glazed doors open directly onto the patio and garden, while the broad hallway opens into the dining room for a seamless flow. From the kitchen there is also access to the utility, providing a valuable additional space.



The utility

The utility keeps everyday household tasks separate from the principal kitchen. Cabinetry, a sink and space for appliances are arranged along the room, with doors connecting both to the kitchen and the covered outdoor kitchen area. Its position creates a practical transition between the interior and the garden entertaining areas.



The dining room

Designed for gathering and entertaining, the dining room provides an exceptionally generous setting beside the kitchen. A broad opening to the hallway allows the two areas to work together as one sociable space. Extensive cabinetry provides valuable additional storage alongside a sink and space for appliances.



The sitting room / study

The sitting room offers a more intimate alternative to the larger reception spaces while also serving as a well appointed study. A wide bay window and characterful fireplace create strong focal points, complemented by integrated bookshelves, extensive built in wardrobes and dedicated desk space. Positioned beside the downstairs shower room, this space could also work well as an occasional guest suite or bedroom for someone seeking ground floor accommodation.







The downstairs shower room

The downstairs shower room is conveniently arranged for family members, visitors and potential ground floor guests. Refurbished approximately four years ago, it includes a glazed shower enclosure, wash basin with vanity storage and WC. Its position immediately beside the sitting room allows the two spaces to work particularly well together.

The living room

Extending across an impressive proportion of the ground floor, the living room accommodates several distinct seating areas with ease. A wood burning stove set against a stone feature creates a central focal point, while new glazed doors open onto the rear garden. The room has also been redecorated and newly carpeted during 2026 as part of the vendors' continued investment in the home.











The entrance hall

The entrance hall introduces the open and spacious character of the ground floor. From here, the principal reception rooms are readily accessible and the newly carpeted staircase rises to the first floor accommodation. Its broad arrangement provides a welcoming central point from which the interconnected living spaces unfold.

The primary bedroom

The primary bedroom provides a comfortable private retreat with generous proportions and dual windows providing ample light. Its most distinctive feature is the spiral staircase rising directly to the second floor office, creating an unusual and highly practical arrangement. This bedroom has also received new carpeting during 2026 and an adjoining en suite completes this well considered principal suite.









The primary en suite

Refurbished in 2025, the primary en suite is arranged with a glazed shower enclosure, WC and wash basin set above a vanity unit. Its direct connection to the bedroom provides privacy and everyday convenience, while the well planned layout makes effective use of the available space.



The office

Reached by a spiral staircase from the primary bedroom, the second floor office provides a flexible setting for working, studying, sewing or creative pursuits. A Velux window is set within the sloping ceiling, while the adjoining loft area offers extensive storage. This separate upper level gives the room a valuable sense of privacy away from the main living accommodation.

The second bedroom

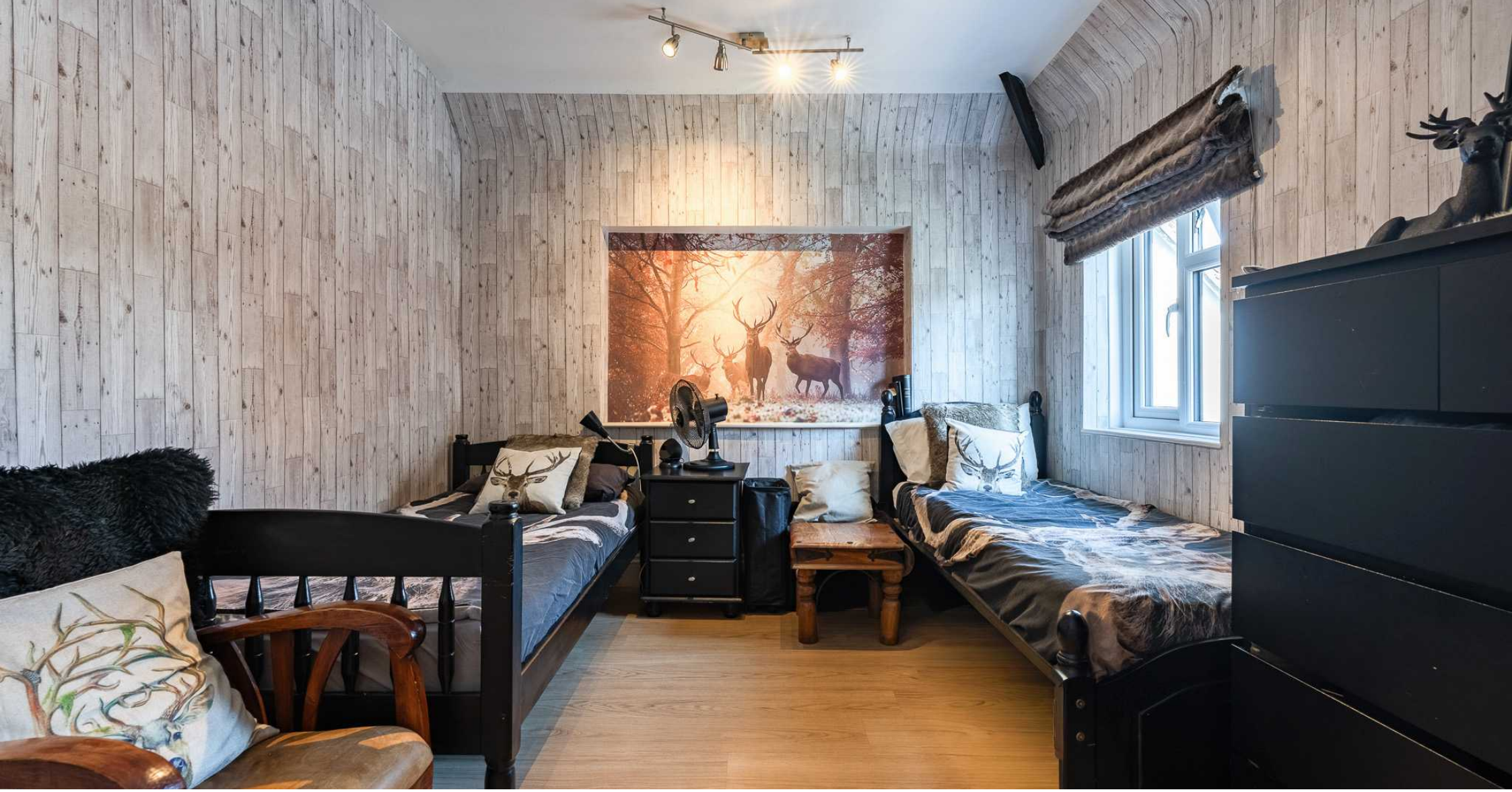
The second bedroom is a generously proportioned double room with ample space. Its en suite shower room provides valuable independence, making the accommodation particularly suitable for older children, guests or multigenerational living.





The second bedroom en suite

Refurbished in 2025, the second bedroom en suite provides a private shower facility arranged with a glazed enclosure, WC and wash basin. Direct access from the bedroom supports independent everyday use and adds further flexibility to the first floor accommodation.



The third bedroom

The third bedroom continues the generous proportions found throughout the first floor. Capable of accommodating a double bed alongside additional furniture, it offers a comfortable and adaptable space for family members or guests.

The fourth bedroom

Well suited to use as another double bedroom, the fourth bedroom provides practical proportions and a broad window overlooking the front of the home. Its regular layout allows sleeping and additional furniture areas to be arranged comfortably.









The bathroom

Newly completed in 2025, the family bathroom combines a freestanding bath with a separate glazed shower enclosure. A WC and wash basin with vanity storage complete the comprehensive arrangement, while its central position among the first floor bedrooms makes it convenient for shared family use.


EMBER







The outdoor kitchen and living area

Created for outdoor cooking and entertaining, the substantial timber building incorporates a covered barbecue area, with the gas barbecue available by separate negotiation, and a separate sheltered seating space. Preparation counters and a wood burning stove support relaxed dining and social occasions throughout more of the year. Beyond the outdoor living area, an additional office and storage room provides valuable practical space away from the main home.



The garden

The particularly private rear garden has been thoughtfully arranged for recreation and entertaining. A large patio installed in 2023 opens onto the lawn, accompanied by two cooking apple trees, an eating apple tree, a Victoria plum and a greengage. A large shed provides storage, while the established planting creates an attractive backdrop throughout the garden.



At the bottom of the garden, a substantial newly built outbuilding measures approximately 4.8m x 5.5m, providing around 284 sq ft of floor space, offering the opportunity for a buyer to complete the interior to suit their needs, whether as a gym, home office, studio or games room.











The driveway and parking

A broad driveway extends across the frontage, providing off road parking for multiple vehicles. The open arrangement allows straightforward access and turning space, while planted borders soften the boundary beside the pavement. The exterior has recently been repainted, with new windows and external doors installed in February 2026 as part of the considerable recent investment in the home.



Location

Fernhill Heath combines a friendly village community with convenient access to Worcester and Droitwich Spa. The Brum provides a large central recreation space and hosts community events including Fun on the Brum. Ravenmeadow Golf Centre and crazy golf are within walking distance, alongside places to eat and drink including The Raven, Perdiswell House and The Mug House. Nearby countryside and canal walks around Ladywood further support an active lifestyle. Droitwich Spa offers a broad range of shops and amenities, while bus and rail options through Worcester, Droitwich and Worcester Parkway complement convenient access to the M5 and wider motorway network.

Services

The property benefits from mains gas, electricity, water and drainage. A new boiler and hot-water cylinder were installed in 2021. A whole house water boosting system was subsequently installed in 2025, delivering consistent water pressure of approximately 3.5 bar throughout the property. This makes a considerable difference in a home with multiple bathrooms and showers, helping to maintain strong and reliable pressure when more than one is in use.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 900 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 for river flooding. The property is currently at a medium risk for surface water flooding, rising to a high risk between 2040 and 2060.

Council Tax

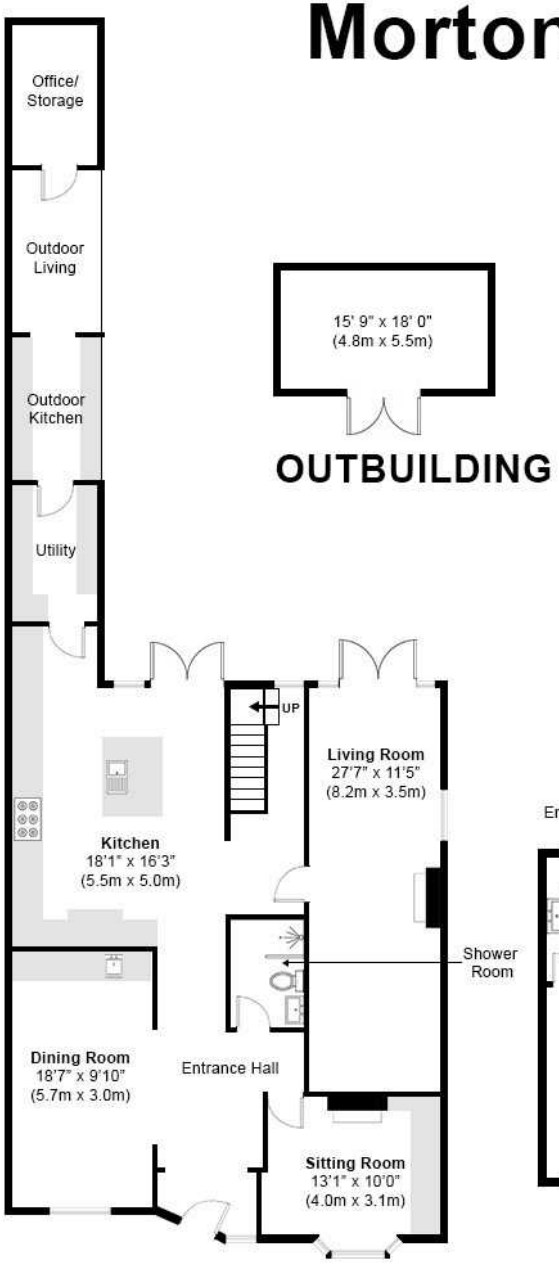
The Council Tax for this property is Band E



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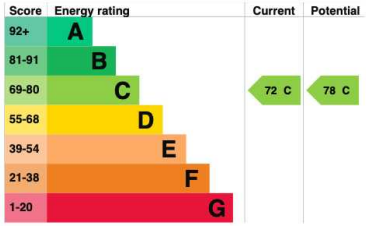
Approx Floor Area: 236sq m / 2550 sq ft

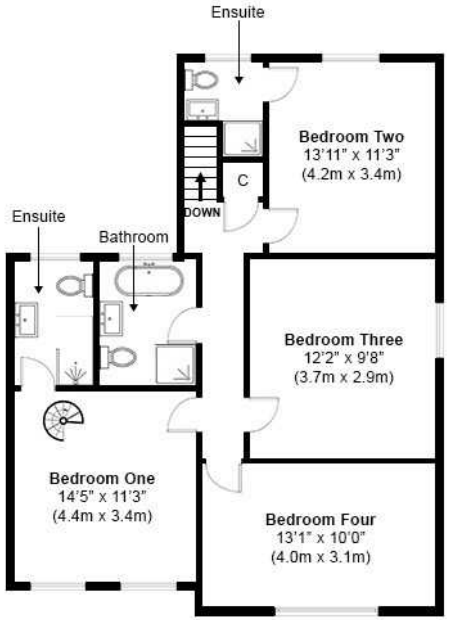
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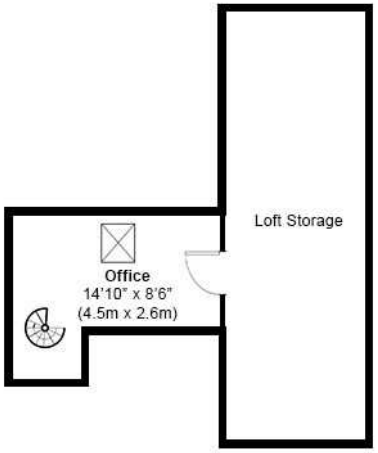
GROUND FLOOR

OUTBUILDING





FIRST FLOOR



SECOND FLOOR

DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.



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