



The Heriotts Lodge, 9 Worcester Road, Droitwich, WR9 8AA

Guide Price £499,999

EPC: D

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OULSNAM PROUDLY PRESENTS A RARE OPPORTUNITY TO PURCHASE THIS UNIQUE AND STUNNING EXTENDED THREE BEDROOM DETACHED HISTORIC LODGE, PERFECTLY LOCATED WITHIN THE HEART OF DROITWICH SPA. Featuring two reception rooms, a ground floor shower room, an open-plan fitted kitchen through to the dining room, utility room/pantry, a contemporary family bathroom, beautiful gardens and a driveway providing parking, this impressive home must be viewed to appreciate everything it offers! E P Rating D

Situated within the heart of historic Droitwich Spa, within walking distance of all its amenities, including restaurants, bars, a wide range of shops, two supermarkets, doctor and dentist surgeries and St Peter's Primary school.

The neighbouring Lido Park and 13 hectares of St Peter's Fields offer multiple leisure activities for all the family; outdoor swimming pool, bowls, cricket, football, free-to-use tennis courts, children's play area and summer music in the park's Victorian bandstand as well as fishing at the nearby Heriott's Pool.

Droitwich itself is a lively town, hosting many festivals each year; Food & Drink festival, St Richard's Canal Festival, Droitwich Arts and Salt Fest and the inaugural Rik Mayall Comedy Festival will return in 2026!

SUMMARY

The Heriotts Lodge is a superb, unique and extended detached home ideally located within the heart of Droitwich which boasts a wealth of character. Sympathetically extended and much improved by the current owners to an impressive standard throughout, this delightful home comprises a magnificent open-plan kitchen through to dining/entertaining area, utility/pantry, ground floor shower room, living room and a versatile dual aspect sitting room/bedroom four with walk-in storage. Upstairs, you will find three double bedrooms and a contemporary family bathroom. Outside is the beautifully landscaped garden and recently paved driveway.

ACCOMMODATION

Enter by the main front door to a vestibule and inner timber door into the living room.

- The living room features the original leaded bay window, bespoke shelving and cabinets housing the TV point, as well as an inset multi-fuel burner with solid oak mantel.
- The inner hallway has an understairs linen cupboard housing the Worcester Bosch combi boiler, doors to the living room, sitting room, kitchen and staircase to the first floor.
- The additional light-filled dual aspect sitting room features French doors to the drive, and an inner door to the walk-in storage area with fitted cupboards and shelving.
- The stunning open-plan kitchen is fitted with a range of contemporary high-gloss wall and base units and TV point. Integral appliances include a double oven, slimline dishwasher, fridge freezer, a central island with a four-ring gas hob and breakfast bar.



- The open-plan layout flows into the beautiful dining room featuring an engineered oak floor with thermostatically controlled underfloor heating. Single doors on either side open to the drive and garden, respectively.
- Magnificent full width bifold doors open one entire side of the dining room to the beautifully landscaped gardens, creating a wonderful indoor-outdoor living space.
- The utility room/pantry has a continuation of the wall mounted and base units, a single sink, space for a washing machine, and all-important shelving.

FIRST FLOOR ACCOMMODATION

- The landing has a bespoke storage cupboard with shelving, and doors lead to three bedrooms and the family bathroom.
- Main double bedroom has a full wall length of bespoke wardrobes with shelving and hanging space, a ceiling light/fan and a feature fireplace.
- Bedroom two is also double, with a bespoke wardrobe with hanging space, ceiling light/fan and the original feature fireplace.
- Bedroom three is a double with dual aspect, enjoying far reaching views over the rear garden and St Augustine's Church. It is currently used as an office.
- The contemporary family bathroom is fitted with a white suite comprising low-level dual flush WC, hand basin set into a vanity unit and a panelled bath with shower over. Bespoke cupboards, hand built by the owners' carpenters as are the bedroom wardrobes, provide style and storage.

OUTSIDE

- The beautiful, landscaped gardens surround the property on three sides, offering a high degree of privacy, enhanced by brick walls and mature hedgerows.
- The garden is mostly laid to lawn and features an abundance of flowers, trees and shrub borders.
- Landscaping includes steps to a gravelled patio area with one of two garden sheds, while a second patio, beneath a pergola offers an ideal spot to enjoy an evening drink.

GENERAL INFORMATION

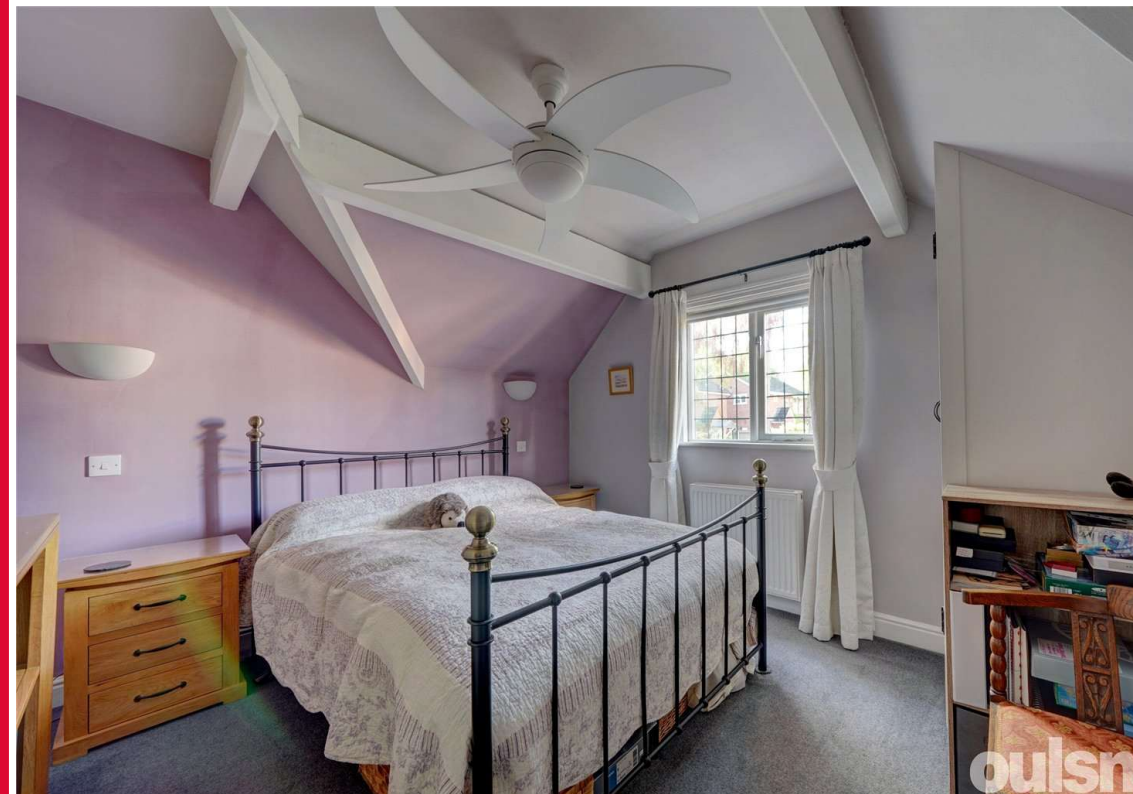
SERVICES

All mains services are available.

Gas central heating is provided by the wall mounted gas combi-boiler located in the understairs linen cupboard.

TENURE

The agents understand the property is Freehold.



Entrance Hall

Living room:
12'10" x 11'10" (3.9m x 3.6m)

Sitting Room:
10'10" x 9'10" (3.3m x 3m)

Inner hallway

Kitchen:
12'6" x 11'2" (3.8m x 3.4m)

Dining Room:
10'10" x 10'10" (3.3m x 3.3m)

Utility room/Pantry

Shower Room

FIRST FLOOR ACCOMMODATION

Landing

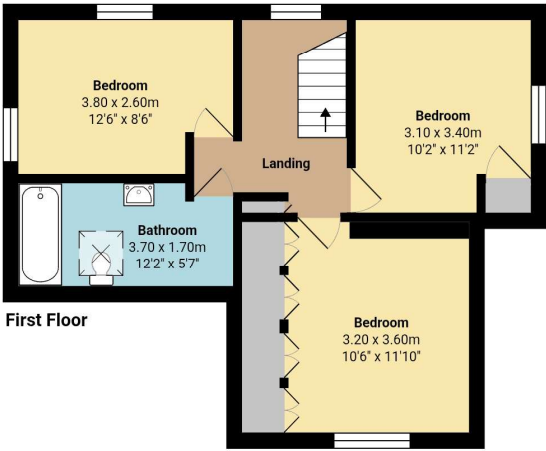
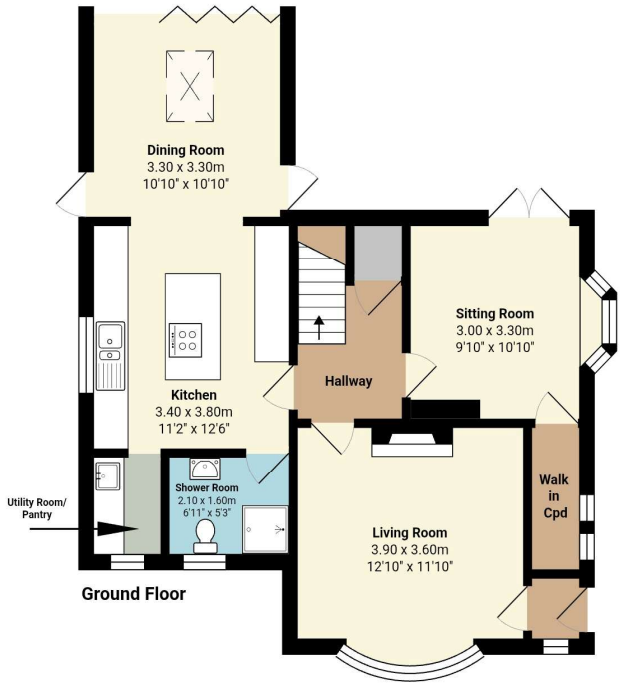
Bedroom one:
11'10" x 10'6" (3.6m x 3.2m)

Bedroom two:
11'2" x 10'2" (3.4m x 3.1m)

Bedroom three:
12'6" x 8'6" (3.8m x 2.6m)

Bathroom:
12'2" x 5'7" (3.7m x 1.7m)

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Total Approx Area: 114.0 m² ... 1227 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

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