



O A K T R E E  
L A D Y W O O D | W O R C E S T E R S H I R E



## FREE FLOWING SPACE

Sleek, chic and gorgeous, every element of Oak Tree revolves round the abundance of free-flow space liberally flooded with natural light.

There's more than 4,000 sq ft of beautifully designed and presented accommodation within this superb family home – totally rebuilt with meticulous attention to detail four years ago by the current owners.

And what a good job they have done. Huge bifolds, multiple windows and even transparent Juliet balconies in three of the bedrooms put Oak Tree firmly at the heart of the surrounding picture-perfect Worcestershire countryside in the tranquil and sought-after hamlet of Ladywood.

All the life-enhancing tranquility of this rural location is there to enjoy while it's just a short drive to enjoy the shopping and leisure options, including a Waitrose supermarket, of the historic spa town of Droitwich.

Space and luxury is centre-stage in the design of this attractive detached two-storey house. Generously-sized rooms abound and the large eat-in kitchen is the star of the show with approx 25ft square of super-cool, super-useful space lined with the highest-quality cabinetry, integral Siemens appliances and a chic L-shaped marbled granite island.

The other ground-floor rooms are similarly expansive and include a lovely living room, spectacular double-height entrance hall, a dedicated cinema room, utility room and self-contained bedroom suite with shower room and walk-in wardrobe.

Upstairs, the stunning 26x34ft en-suite principal bedroom basks in oodles of light and has its own dressing room. And there's three further double bedrooms, one with an en-suite shower room and two sharing a family bathroom in Jack-and-Jill style.





A valuable and flexible extra is a detached two-storey brick-built double garage (24x20ft) which the vendors converted to live in whilst the building work on the house was underway in 2020.

With electrics and air conditioning/climate-controlled heating, plumbing for a kitchen, a separate shower room and a staircase to the first floor. It would be a simple matter to reinstate it for use as a granny annexe, guest accommodation or an AirBnB-style holiday let – there's plenty of demand in this picturesque location.

The gardens of Oak Tree revolve round a fabulous paved terrace and lawns. Let's expand a little further on the multiple attractions of this exceptional house.



## A SPACIOUS OASIS OF TRANQUILLITY AND LIGHT

In smart white render and red brick with solar panels on the roof, Oak Tree stands well back from the quiet country road and is reached via a lengthy gravelled driveway which culminates in a generous amount of parking space in front of the garage. The electrics are in place for installing an electric gate to the driveway if desired.

Approached via a gate in a low brick wall and across the expansive paved terrace, the solid oak front door is set into a wall of windows which extend up to the apex of the roof. It opens into a spectacular (14x24ft) double-height entrance hall, enhanced by a striking white staircase with black wrought-iron spindles and a galleried landing.

To the right, the hallway flows open-plan into the hub of the home, the breathtakingly impressive kitchen appears seamlessly at one with the surrounding

countryside thanks to the two sets of bifolds occupying one corner – slide these back in the summer months to create that desirable indoors-meets-outdoors connection.

There's an extensive range of Harvey Jones' top-of-the-range 'Linear Edge' hand-crafted dove grey cabinetry along one wall and forming the super-sized L-shaped central island fitted with a Siemens hob and topped with marbled granite that wraps round at either end. There's a feature steel beam overhead, mood lighting, glass splashbacks and a feature wood-panelled wall. As well as a Quooker tap for boiling, cold or sparkling water, integral appliances include double ovens, warming drawer and dishwasher, all by Siemens. The extra-large Porcelanosa tiles underfoot extend into the hall and utility room.





This huge light-and-airy room is sure to be at the centre of family life and entertaining - there's loads of space to create a comfy snug area if desired. Just add a big L-shaped sofa, coffee table and a wall-mounted TV for relaxing, chatting and viewing.

Dining is already taken care of with the upholstered banquette which forms part of the island unit - all it needs is a nice big rectangular table and a few more dining chairs to create the perfect spot for everything from casual suppers to candlelit dinner parties.

All the laundry duties can be taken care of in the adjoining 25x8ft utility room and, with a door to the garden, it's the perfect place for coat racks and shoe storage.







There's a huge amount of flexible space (26x15ft) in the delightful living room, which has French doors onto the terrace, while the self-contained bedroom suite presents an ultra-useful future-proofed living option.

At the end of the hallway, the cloakroom has been given a glamorous vibe with a black and white pedestal washbasin and loo.

Finally on the ground floor, a huge set of bifolds again creates that harmonious link with the surrounding countryside in the luxurious 23x13ft cinema room.

## TIME FOR BED . . .

Upstairs, there's an emphasis on flooding the bedrooms with as much natural light as possible and making the most of the superb views in all four of the fabulous bedrooms - all good-sized doubles. Integrated black-out blinds keep things warm and cosy at bedtime.

Leading the way is the principal bedroom suite, an oasis of indulgence and calm to retreat to at any time of the day. Measuring 26x34ft, there's room for the biggest of beds, perhaps a sofa for relaxing with a book, and a personal desk too. With large bifold windows complete with glass Juliet balconies at either end to seamlessly capture the views, this dreamy haven is complemented by a luxurious en-suite bathroom with a super-sized digitally-controlled walk-in shower and top-notch Vitra fittings including a twin-basin vanity unit. There's underfloor heating - and a separate walk-in wardrobe.

Bedroom two, 17x16ft, also has a large bifold window and is bang on trend with a smart wood-panelled wall and a set of mirrored wardrobes tucked away behind a contemporary curved wall divider. In Jack and Jill style, it shares the family bathroom with the smallest bedroom (13x14ft). The bathroom has a vast wet-room shower, freestanding white bath tub and charcoal grey vanity unit with counter-top steel washbasin.

A further bedroom (17x12ft) with large bifold window and en-suite shower room completes the first-floor line-up.









## GLORIOUS GARDENS FILLED WITH POTENTIAL

Safely fenced and hedged, there's loads of space for children to run and play in the gardens of Oak Tree with a huge expanse of lawn stretching to the right and another to the left, abutting the extra-large paved patio which spans the entire width of the house and features a 'working well' water feature. Illuminated at night, it's the perfect spot for al fresco family meals, barbecues, drinks with guests or just relaxing on loungers in the sunshine.

Extending to approx three-quarters of an acre, the gardens are filled with potential and possibility, leaving the new owner to develop them as wished. There's endless room for digging and stocking flower borders, siting play equipment, a pond, vegetable garden, fruit trees, shed – the choice is yours.







## ROUND AND ABOUT

At Oak Tree you can enjoy all the benefits of life in the country in tandem with close proximity to the thriving and historic spa town of Droitwich, just a couple of miles away.

Wonderful walks are given in this picturesque rural area, and there's a variety accessed directly from the house including alongside the pretty Droitwich canal.

Make the short run into town to do the supermarket shop and browse the great mix of independent and chain stores on the bustling high street. Here you'll also find GP surgeries, a library, a theatre, private hospital, open-air lido, lovely parks and a selection of restaurants, coffee shops and pubs – a particular nearby favourite is Hadley Bowling Green Inn. The beautiful cathedral city of Worcester offers enhanced shopping and leisure options and is reached by car in 20 minutes.

Education is always a priority for families and you strike lucky in Ladywood being in the catchment

area of Hindlip CE First School, which is Ofsted-rated outstanding. The nearest secondary school is Droitwich Spa High School, rated good. There are some excellent independent schools in the close vicinity too including The River School, RGS Dodderhill, The King's School and Royal Grammar School.

This is a great area for families with lots of things for you and the children to do. Churchfields Farm Park is a favourite with its farm animals, adventure playground, go-karts and cafe. The farm proprietors have also reinstated artisan salt production to Droitwich, which owes its existence to the natural brine springs which emanate from subterranean beds of pure rock salt 2,000ft below the ground which are forced to the surface as brine. Its density and buoyancy are only rivalled by the Dead Sea.

With quick access to the M5 and mainline railway services from both Droitwich and Worcester, this is a great location for commuters and families alike.



## WHERE TO GO WHEN YOU NEED:



**Milk:** M&S Simply Food in Droitwich and Morrisons Daily (open 7-days a week until 10pm) are both 2 miles away. Opposite Morrisons Daily is the Fernhill Heath Post Office.



**Weekly Shop:** Droitwich is home to both Morrisons and Waitrose. Also, there are several large supermarkets in Worcester - Waitrose, Tesco, Sainsburys and M&S Foodhall are all close by.



**Dinner/Drinks:** You will find several good local pubs in the vicinity. It's less than a mile to The Hadley Bowling Green Inn. The Kings Arms or the Crown & Sandys in Ombersley are both three miles away. Checketts in Ombersley is another favourite of the vendors.



**Gym/Fitness/Tennis:** There are several gyms and leisure clubs in the surrounding area. David Lloyd Worcester is 3.5 miles away at junction 6 of the M5 offering gym facilities, swimming and tennis. The Ombersley & Doverdale Tennis Club is only three miles away. Also, Droitwich Spa is home to the Droitwich Lido, Worcestershire's outdoor brine pool.



**Golf:** Droitwich Golf Club (11 mins), Gaudet Luce Golf and Leisure (9 mins) and Ombersley Golf Club (12 mins) are all nearby. They are surrounded by the beautiful Worcestershire countryside.



**Schools:** Hindlip CE First School is the local primary school (Ofsted-rated outstanding). The nearest secondary school is Droitwich Spa High School, rated good. The local independent junior school is RGS Dodderhill in Droitwich. Excellent independent schools in Worcester include The River School, The King's School and The Royal Grammar School.



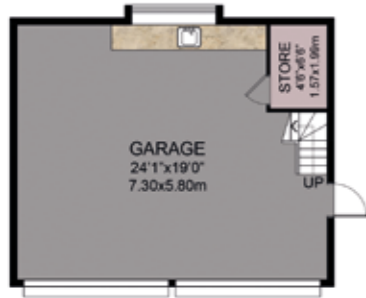
**Walks:** There are many footpaths criss-crossing through orchards and fields of the Worcestershire countryside with or without a trusty hound by one's side. These include loops and circuits around Ladywood, Droitwich and Ombersley including along the banks of the Droitwich Barge Canal. The Kings Arms or the Crown & Sandys in Ombersley provide natural stopping points for refreshments.



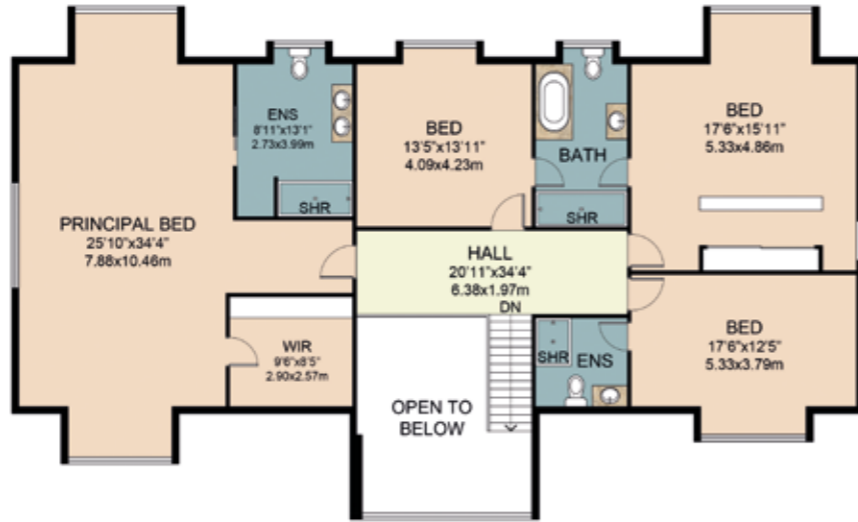




Floor 2



Floor 1



## THE FINER DETAILS

Local Authority:  
Wychavon District Council

Council Tax Band: F

Heating: Electric Climate Control

Drainage: Septic Tank

Solar Panels: Owned outright

Postcode: WR9 0AL

Quooker hot cold & sparkling tap

Outside warm tap

Important notice: Stowhill Estates Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared August 2024.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.

Gross Internal Area: 4,005 Sq.ft / 372 sq.m

Garage: 442 Sq.ft / 41 sq.m

Attic: 184 Sq.ft / 17 sq.m

Overall Total: 4,631 Sq.ft / 430 sq.m

OAKTREE





**Scan me** to book a viewing  
or call the Stowhill Estates Team on:  
01242 384444 | [contact@stowhillestates.com](mailto:contact@stowhillestates.com)



STOWHILL ESTATES

**What Three Words:** [///ruffling.chuckle.conquests](https://www.threewords.com/ruffling.chuckle.conquests)