



The Walled Garden  
Westwood Park | Droitwich Spa | Worcestershire | WR9 0AD

FINE & COUNTRY

# THE WALLED GARDEN

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*Bespoke, high quality, contemporary home nestling within the former walled garden to Westwood House, one of England's best preserved listed mansion houses.*









The property benefits from the whole of the walled garden with private gated access, formal gardens and two renovated Victorian greenhouses. The flexible accommodation, designed to take full advantage of the Southerly aspect, includes generous reception space, four bedrooms and three bathrooms. Early viewing is recommended to avoid disappointment. This is a rare property indeed.

#### Ground Floor

- Hallway with cloakroom/WC off
- Main reception room
- Study/morning room
- Kitchen/breakfast room with utility off
- Master Bedroom with en-suite
- Dressing room/Bedroom four
- Two further double bedrooms
- Family bathroom
- Separate duplex studio suite with sitting room/bedroom, en-suite and mezzanine

































## Outside

- Fully walled garden
- Orchard, lawns and clipped box hedging
- Renovated greenhouses amounting to 1,641 sq. ft
- Automated gated access
- Ample parking and carport



















## LOCATION

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Ombersley is one of the most sought after and charming villages in Worcestershire. The first known reference to the village was the granting of a Charter to Abbot Egwin, later Saint Egwin, of Evesham Abbey in 706 AD. Ombersley was part of a Royal forest until 1229. The forest gives the village its name.

Ombersley Court is the traditional home of the Lords Sandys, many of whom are buried in the family mausoleum in the churchyard of St Andrew's parish church. When St Andrew's was built in its current form between 1825 and 1829, the chancel of the old church was adapted for use as mausoleum for the lords of the manor.

The village of Ombersley boasts a whole host of amenities including butchers shop, delicatessen, primary school, doctor's surgery, dentist and parish church together with many public houses and restaurants.

More extensive opportunities for shopping, leisure and education can be found in the nearby centres of Worcester, Bromsgrove and Kidderminster. Worcester seven miles, Droitwich Spa five miles, M5 (J5) 6.5 miles & (J6) 7.5 miles, Birmingham 24 miles. There are direct train lines to London from Worcester and Birmingham. The NEC and airport are all under an hour's drive time.









## LOCATION

Droitwich Spa is a historic town within the Wychavon district of Northern Worcestershire, on the banks of the River Salwarpe. The River Salwarpe takes its name for the Anglo Saxon 'sal' meaning salt and 'weorp' meaning to churn up, describing the salt brines which the river flows across. The town is situated upon massive salt deposits which have been extracted since ancient times.

Droitwich shopping is mainly focused in the traditional town centre around Victoria Square, leading to the St Andrew's Square shopping centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops.

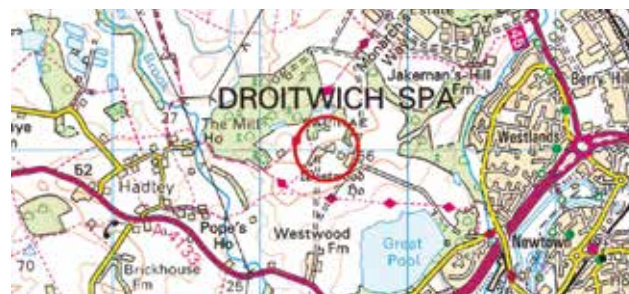
The Norbury Theatre hosts regular shows year-round, including an annual pantomime, and also shows films. On the outskirts of the town is the famous Chateau Impney which is now a hotel restaurant and conference centre. The lido was renovated in 2007 and the Lido Park remains a pleasant and popular space.

Droitwich Leisure Centre at Briar Mill has gym facilities, sports halls, a swimming pool and squash courts. There are also outside football and astroturf pitches with floodlighting. The centre also runs a squash league and archery society.









#### Services

Mains water and electricity are connected to the property.  
Private drainage. Oil fired underfloor central heating.

#### Local Authority

Wychavon District Council  
Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm



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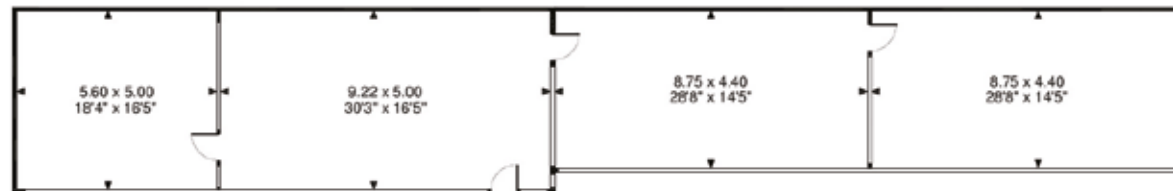
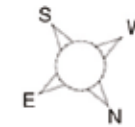


# The Walled Garden, Westwood Park, Droitwich Spa

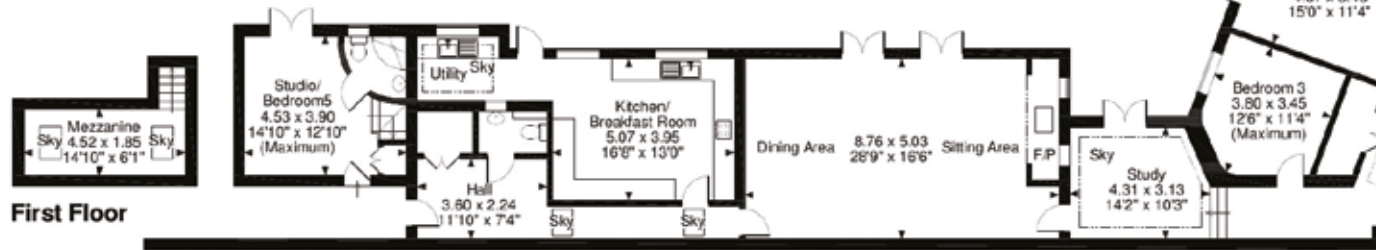
Approximate Gross Internal Area

Main House = 2374 Sq Ft/221 Sq M

Glass Building = 1641 Sq Ft/152 Sq M



Glass Building



First Floor

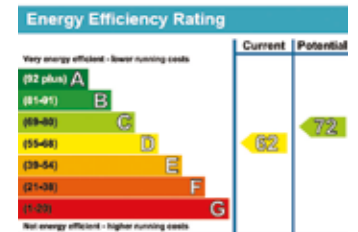
Ground Floor

## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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RICHARD HARPER  
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Richard has lived and worked within Worcestershire all of his life and started in the property industry at the age of nineteen. Having worked in estate agency for 15 years, he left in 1994 to spend 20 years in residential development, prior to joining Fine & Country in 2014. Away from the business of selling houses, Richard has Chaired his local Parish Council, acted as a School Governor for 12 years and remains an "Ealdorman of The Ancient Court Leet and Court Baron of The Manor of Bromsgrove".

YOU CAN FOLLOW RICHARD ON



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*“Richard was key to the sale of our house! He is a warm, sincere friendly chap, who was very perceptive and understanding of our situation and aims from day one. His considerable experience, integrity, thoroughness and professionalism were matched by his communication, sensitivity and support during the whole process. His excellent advice was particularly important when setting up the house for the Open Morning. We are indebted to Richard for his help and company throughout our journey.”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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