



Lansdowne House  
29 Lyttelton Road | Droitwich Spa | Worcestershire | WR9 7AB



# LANDSLOWNE HOUSE

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An imposing high-quality period family home occupying a prime residential location within walking distance of Droitwich Spa town centre and sitting adjacent to the Park. The centrepiece of the house is a lovely open plan Kitchen/Breakfast Room with an adjoining Sitting Room overlooking the private garden. The property benefits from a Master Bedroom Suite with separate Dressing Room and sumptuous Bathroom, and a further three bedrooms and a Family Bathroom. There is also generous driveway parking and a double garage with an office above with lapsed planning for further development which could accommodate another bedroom and bathroom – ideal for an au pair, teenager or elderly relative.





The property is approached through a traditional style door which leads into the Porch. There is a stylish large Entrance Hall with wooden flooring and a feature window, Cloakroom with WC and stairs leading to the first floor. The substantial Drawing Room and Lounge lead off from the Entrance Hall. The impressive Lounge has a feature fireplace with an open fire.









# Seller Insight

“I happened to be in the Estate Agents looking for a house when the brochures for Lansdowne House arrived,” says the current owner of this superb four bedroom detached house in Droitwich Spa. “I immediately liked what I saw, so we arranged to view the property the very next day. Happily we moved in six weeks later and this has since been a very happy home for us, perfect for everyday life and entertaining alike.”

The owners have made various improvements to the property during their time at Lansdowne House. “Over the seventeen years we have been here, we have replaced bathrooms, had a new kitchen installed and garden room built, and created a room over the garage which was used as an office for a few years and is now used for storage,” they say.

The location of the property is ideal too, being convenient for all the wants and needs of everyday family life. “When we moved here, we loved the house,” say the owners, “but didn’t realise the extent to which the amenities would be so perfect for us. The schools locally, and in Worcester, are excellent and easy to travel to. Waitrose and other supermarkets are just minutes away by car or on foot. Transport is excellent in the area, with several buses an hour, and we frequently walk to the train station to travel on to Birmingham International Airport or London. Also, if ever there are hold ups on any roads, there are so many quick alternative routes! The park behind the house is brilliant, and our family love the nice walks down to the tennis courts and children’s play area by the Lido.”

“We shall miss just living in the house, whether it’s on our own or one of our lovely Christmases with all the family.”

“We honestly love every room in the house, every space and every corner, all the parts we have made our own over the years.”

“The garden is very private and sheltered, and we often have breakfast outside on a sunny day.”

“This has been a good house to us and we’ve had many memorable times here, from marquees on the lawn for special parties, to New Year’s Eve parties for teenagers. However, the thing I’ll remember most is our normal day to day living, and feeling warm and contented here.”\*

\*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.















The Sitting Room, adjacent to the Kitchen, has wonderful views over the private garden and provides an excellent space for relaxing. The Drawing Room is a light and airy room and leads into the Lounge. The formal Dining Room leads from the Entrance Hall and is perfect for dinner parties and entertaining.







The impressive Master Bedroom Suite is located on the first floor and has a Dressing Room with fitted wardrobes which leads to the palatial En-Suite Bathroom which has a large shower, separate bath, washstand and WC.











There are a further three bedrooms and a Family Bathroom with a bath, separate shower, pedestal washstand and WC.



### Outside

To the front of the house there is a driveway offering generous parking and providing access to the double garage with office over which has lapsed planning for further development which could accommodate another bedroom and bathroom. The private, level, rear gardens are well stocked with a variety of mature shrubs and ornamental trees, and a Summerhouse which will be included in the sale. The Park lies to the rear.



















## LOCATION

Droitwich Spa has all amenities any family would require including supermarkets, schools, doctors surgeries, dentists, shops and a good selection of pubs and restaurants. The M5 motorway is a short distance away giving easy commuting to Birmingham and Worcester and the rest of the country. Train stations are found in both towns.

RGS Worcester, Kings School Worcester and Bromsgrove School are local Independent Schools.

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, gas, electricity and drainage are connected to the property.

#### 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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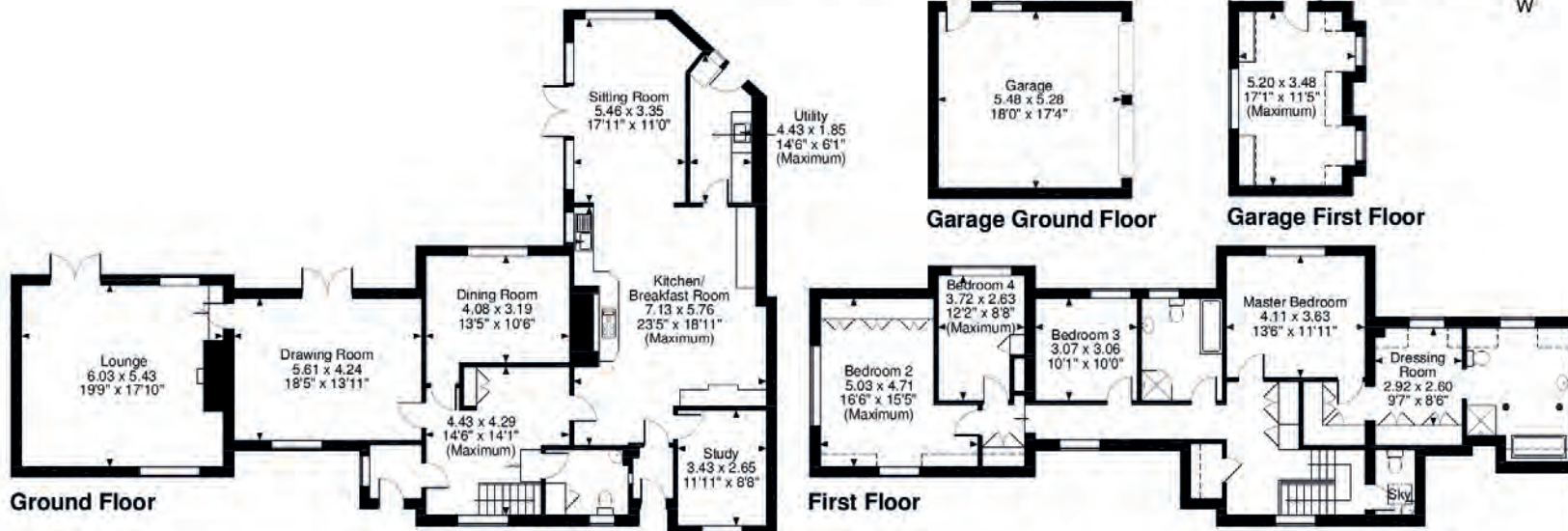
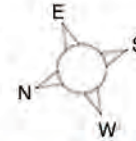
**Lansdowne House, Lyttelton Road, Droitwich**

**Approximate Gross Internal Area**

**Main House = 3058 Sq Ft/284 Sq M**

**Garage = 311 Sq Ft/29 Sq M**

**Garage First Floor = 151 Sq Ft/14 Sq M**

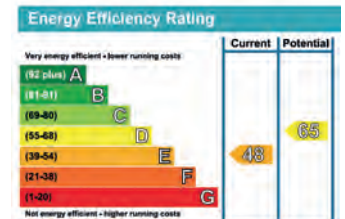


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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.”*

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## 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.

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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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