A large, two-story brick building with a prominent gable end, identified as Tudor Lodge. The building has a red brick facade, a dark tiled roof, and a central entrance with a small porch. It is surrounded by a well-maintained green lawn and a gravel driveway. The sky is blue with scattered white clouds.

Tudor Lodge, Elmbridge Green Road, Elmbridge, Droitwich, WR9 0NH | £850,000
Five Bedroom Barn Conversion

Features:

- Five Double Bedrooms
- Main Bathroom, Two En Suites and Two WC's
- Five Reception Rooms (Two with Villager Gas Stoves)
- Well Appointed Kitchen and Separate Utility/Boot Room
- Delightful and Private Gardens with Country Views
- Gated Driveway for Several Vehicles
- Character Features Throughout
- Rural Location

Summary:

Idyllically situated in the rural hamlet of Elmbridge Green, near Droitwich, Tudor Lodge is a substantial, characterful and beautifully presented five double bedroom barn conversion. Offered with an impressive five reception rooms, a master suite with dressing room and en suite, and secure gated parking, the property is set in delightful and private gardens of almost half an acre.

Description:

The accommodation, now a family residence providing over 3,500 sq ft of living space, was converted from outbuildings of the adjacent Manor Farm approximately 30 years ago, boasting exposed beams throughout and ultrafast fibre broadband.

Approached from a quiet lane via a gated stone gravel driveway providing plenty of off road parking, the property is entered through an attractive brick built porch, which leads through to a large and welcoming entrance hallway with light European oak plank flooring. The oak flooring extends to the generous lounge with an Inglenook fireplace with an inset Villager gas cast stove and French doors to the garden. The ground floor provides a further family room and good sized study allowing for work from home space. A well-appointed kitchen with granite work surfaces, a double Belfast sink and integrated hob, double oven, fridge/freezer and microwave; an attractive dining room with a brick-built feature fireplace with an inset Villager gas stove, French doors to the garden and feature iron spiral staircase (creating the option for a self-contained annexe), a handy utility/boot room with access to the rear patio, and a downstairs wc.

Stairs from the hallway lead up to the first floor landing with doors radiating off to; the impressive master suite with separate dressing room boasting fitted wardrobes and a stunning en suite bathroom complete with a freestanding roll top bath; double bedroom two with a dressing/study area and an en suite bathroom with a further freestanding roll top bath and separate shower enclosure; three further double bedrooms (with bedroom four having a wc/washroom) and the modern family bathroom with double vanity sinks, a freestanding bath and separate shower enclosure.

Outside:

Outside, the property enjoys generous and private gardens mainly laid to lawn with an array of mature shrubs and trees to fenced & hedged boundaries, which enjoys sunshine all day. In addition, there is a rear courtyard that runs the length of the property.

Location:

Elmbridge village is set within easy reach of Droitwich Spa and the nearby village of Cutnall Green, and conveniently located for access to Bromsgrove, Kidderminster, Worcester and the M5 motorway network. State and private



schooling is available with the distinguished Bromsgrove School just 6.5 miles away. The area is a popular location for those looking to enjoy some of Worcestershire's finest rural countryside, whilst not being completely isolated. This charming barn conversion was originally part of the stable yard for Elmbridge Manor, formerly Manor Farm. The stunning Georgian Manor House, dating back to the 17th Century, is now the centre piece for Tudor Lodge, one of just five barns converted in the early 90's, enjoying its own private entrance and gardens. An idyllic rural setting offering all the tranquillity of living on a country estate, yet within easy reach of Droitwich, Worcester and the M5, making this the ideal retreat to come home to after a busy day at work.

Room Dimensions:

Hall

25' 4" x 13' 1" (7.73m x 4.00m) max

Lounge:

30' 6" x 14' 6" (9.32m x 4.43m)

WC

5' 0" x 6' 6" (1.53m x 1.99m)

Family Room:

12' 4" x 10' 8" (3.76m x 3.27m)

Study:

12' 7" x 10' 8" (3.84m x 3.26m)

Kitchen:

19' 10" x 8' 11" (6.05m x 2.73m)

Utility Room:

11' 1" x 4' 11" (3.39m x 1.51m)

Dining Room:

14' 2" x 17' 2" (4.33m x 5.24m)

Stairs To First Floor Landing

Master Bedroom:

13' 6" x 14' 4" (4.14m x 4.37m)

Dressing Room:

14' 5" x 8' 9" (4.40m x 2.69m)

En Suite:

14' 1" x 7' 6" (4.31m x 2.29m)

Bedroom Two:

24' 5" x 10' 9" (7.46m x 3.28m) max

En Suite:

10' 8" x 10' 9" (3.27m x 3.28m) max

Bedroom Three:

15' 2" x 13' 3" (4.63m x 4.04m)

Bedroom Four:

14' 6" x 12' 4" (4.42m x 3.76m)

WC

4' 10" x 6' 2" (1.49m x 1.89m)

Bedroom Five:

14' 4" x 11' 4" (4.39m x 3.47m)

Bathroom:

10' 9" x 12' 4" (3.29m x 3.76m) max

EPC: F

Council Tax Band: G

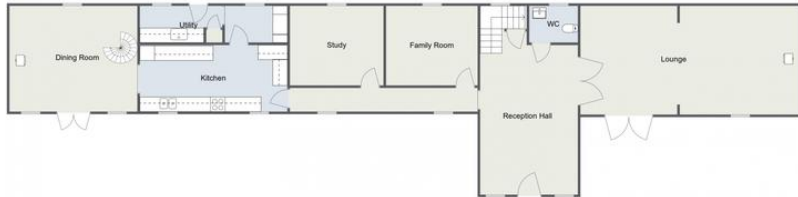
Tenure: Freehold

For more information on Elmbridge Green Road or to arrange a viewing, please call the Bromsgrove Office on 01527 872 479



Elmbridge, Droitwich

Ground Floor



First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.