

# Orford Lodge

Ombersley, Worcestershire



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BESPOKE ESTATE AGENCY

# Orford Lodge

Ombersley, Worcestershire  
WR9 0HG

*A Fantastic Opportunity To Acquire This Extended Four Bedroom Detached Cottage Approx. 155 sq.m of Accommodation, A Separate Garage With Additional Workshop And Summer House Located In The Sought After Thriving And Picturesque Worcestershire Village Of Ombersley.*

- Spacious Four Bedroom Extended Cottage (Approx. 155 sqm)
- No Onward Chain
- Master Bedroom Suite With Dressing Area & En-Suite
- 24' Sitting Room With Log Burner
- Family Bathroom, Cloakroom & Utility
- Kitchen, Separate Dining Room & Snug / Office
- Detached Garage With Separate Workshop & Summer House
- Potential To Develop Further (S.T.P.P.)
- Located In Thriving & Picturesque Village – Ombersley
- Excellent Access To Droitwich & Worcester For National Rail & Motorway Links



A Fantastic Opportunity To Acquire This Extended Four Bedroom Detached Cottage Approx. 155 Sq. Metres of Accommodation, A Separate Garage With Additional Workshop And Summer House Located In The Sought After Thriving And Picturesque Worcestershire Village Of Ombersley.

To the ground floor the cottage comprises of an enclosed reception porch, approximately 24 feet reception room with log burner and patio doors to garden plus patio seating, snug / home office, separate dining room, fitted kitchen / breakfast room, utility room, downstairs cloakroom and rear hallway leading to rear patio seating area.

To the first floor is a master bedroom suite with additional dressing area and en-suite, three further bedrooms and family bathroom.

Externally there is a generous enclosed wrap around garden with patio seating, summer house, garden shed, detached garage with loft room storage, separate workshop, log store and parking for several vehicles.

What3words- Offer.Moving.Presenter



### Reception Room

24'6" (4.47) max x 14'3" (4.34) max

### Snug / Home Office

12'3" (3.73) into bay x 6'9" (2.06) max

### Dining Room

14'6" (4.42) into bay 12'2" (3.71) max

### Kitchen /Breakfast Room

12'1" (3.68) x 11'3" (3.43)

### Utility

7'1" (2.16) x 7' (2.13)

### Master Bedroom

13'6" (4.11) x 11'6" (3.51)

### Bedroom Two

12'3" (3.73) max x 11'1" (3.38) max

### Bedroom Three

12'2" (3.71) x 10'6" (3.20)

### Bedroom Four

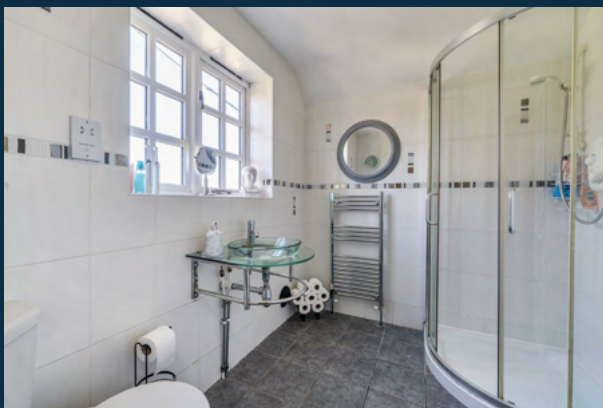
11'4" (3.45) max x 6'2" (1.88) min

### Garage

18'3" (5.56) x 13'2" (4.01)

### Workshop

13'3" (4.04) x 12'11" (3.94)



Ombersley itself is well served with local amenities including village school, doctors, dentist, butchers, deli, pubs, restaurants, coffee shop, church, village hall as well as having well supported cricket club, tennis club, bowls club and nearby golf course, local activities and events calendar. These are some of the reasons that Ombersley was voted in The Telegraph, as one of the “Most Desirable Villages” in the UK.

There are two primary schools locally - Ombersley Endowed First School and Sytchampton Endowed Primary School, with secondary schools and public schools catered for in nearby Droitwich, Worcester and surrounding areas.

The village offers the best of both worlds being situated in a semi rural surrounding yet with good access to the spa town of Droitwich (approx. 4 miles) and the city of Worcester (approx. 6 miles) . Both of which have additional amenities, shopping, sporting venues and nightlight, as well as excellent road and transport links including motorway (M5 jnt.5 & jnt.6) and rail links, having four railway stations between them, including Worcestershire Parkway with direct rail links to Birmingham, London and beyond.



- *Tenure: FREEHOLD*
- *EPC Rating: E*
- *Local District Council: Wychavon*
- *Council Tax band: F*

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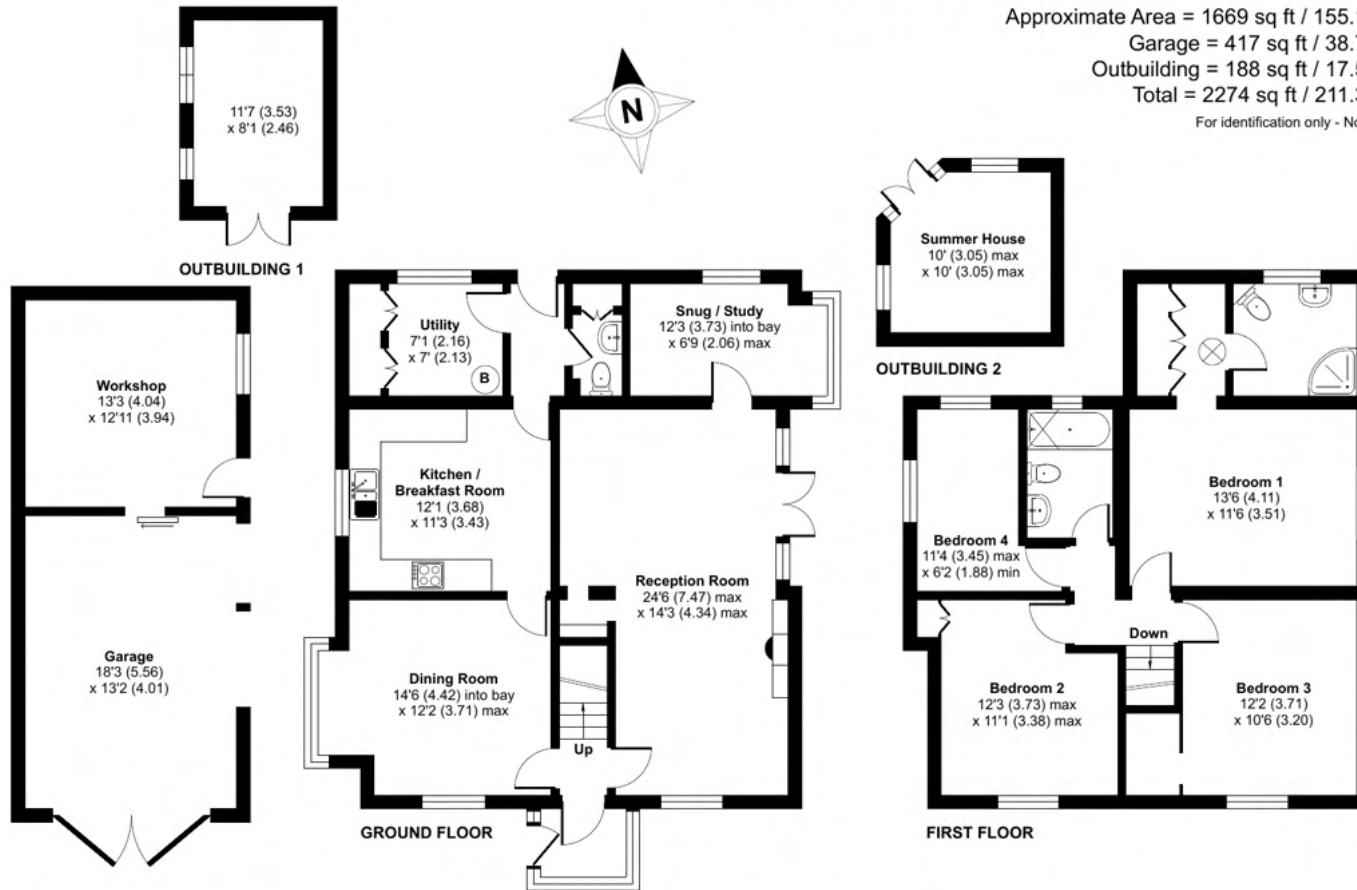




# Orford Lodge, Ombersley, Droitwich, WR9

Approximate Area = 1669 sq ft / 155.1 sq m  
 Garage = 417 sq ft / 38.7 sq m  
 Outbuilding = 188 sq ft / 17.5 sq m  
 Total = 2274 sq ft / 211.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Jason Jones & Associates. REF: 967075



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