



Main Road

Droitwich | Worcestershire

Main Road, Droitwich, Worcestershire

Grafton House, Ombersley

Distinguished Grade II Listed Village Home – Approx. 1,873 sq ft

- Beautifully proportioned accommodation
 - Prime village setting – walking distance to Checketts of Ombersley Deli/Café/Butchers, The Kings Arms, and The Crown and Sandys
 - Retained character features including oak doors, exposed beams, and a striking inglenook fireplace
 - Three principal reception rooms – perfect for family life and entertaining
 - Four double bedrooms including a spacious master
 - Delightful gardens with mature planting, fruit trees, and year-round colour
 - Gravelled driveway with gated access providing parking for several vehicles
 - Picturesque views of Ombersley Church and village green
- * Excellent commuter access to Worcester, Kidderminster, M5.

A Home Steeped in Character.

Situated at the very heart of the sought-after village of Ombersley, Grafton House is a charming Grade II listed property offering an enviable blend of period character and modern comforts. Set within beautifully maintained gardens and enjoying views of the Church and village green, this is a rare opportunity to acquire a home of distinction in one of Worcestershire's most desirable locations.





Ground Floor

A welcoming entrance hall leads to three principal reception rooms: a good-sized sitting room, a large dining room, and a further sitting/garden room, each brimming with period charm. The striking inglenook fireplace—enhanced with the patina of time—creates a wonderfully cosy environment during the autumn and winter months.

The kitchen breakfast room offers a range of built-in cupboards, a traditional Aga, and ample space for informal dining. Adjacent to the kitchen is a utility room and a separate cloakroom for added convenience.

First Floor - Four double bedrooms await, including a particularly spacious master bedroom. A well-appointed family bathroom caters for all bedrooms, completing the generous accommodation.

Gardens & Grounds

The gardens at Grafton House are a true delight—beautifully maintained and abundant with spring and summer flower beds, evergreens providing colour all year round, and many fruit trees. A garden shed offers practical storage.

A gravelled driveway, enclosed by gates, allows parking for several vehicles. From here, the views across the Church and village green offer a quintessentially English backdrop to daily life.





Location

This enviably positioned home sits within walking distance of Ombersley's highly regarded shops, caf  s, and pubs. The village offers excellent transport links to Worcester, Droitwich Spa, and beyond, while retaining its welcoming community feel.

Ombersley is a sought after picturesque village with walking distance to the renowned Checkettes delicatessen that includes a butchers and coffee shop, several public houses, fine dining at the Venture Inn restaurant, tennis and cricket clubs, a church, an outstanding doctor's surgery and dentist. There are also several farm shops in the locality.

Mains Electricity - Mains Water - Mains Drainage - Gas Heating - Tax Band F

Administrative Deposit:

Fox Town and Country Homes requires a   1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration

and re-marketing costs of the property. THIS IS REFUNDABLE UPON COMPLETION.



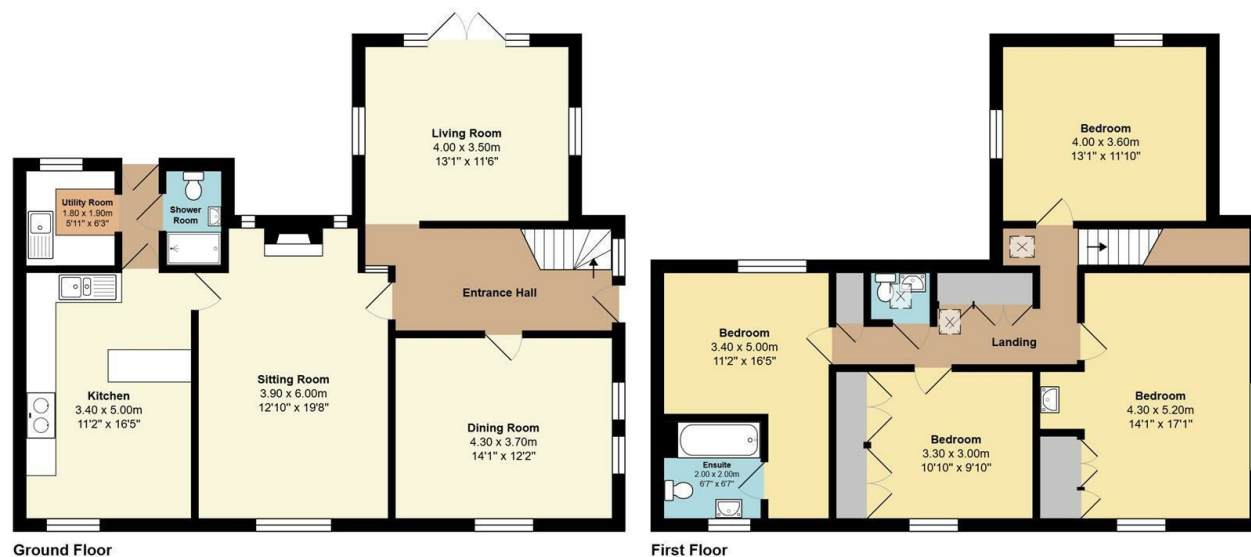


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Grafton House, Main Road, Ombersley, WR9 0EP



Total Approx Area: 174.0 m² ... 1873 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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