

AP MORGAN



Pear Tree Way, Wychbold, Droitwich
Guide Price £695,000

Features:

- Executive four-bedroom detached family home on the biggest plot on the estate.
- First time on the market in 21 years – chain free.
- Light and airy throughout with dedicated high-quality home office and high-speed internet connectivity.
- Open-plan kitchen/dining/family room with underfloor heating and French doors to garden.
- Master suite with walk-in dressing room and en-suite with walk-in shower.
- Three further double bedrooms, second bedroom with en-suite; all bathrooms fitted to a high standard.
- Detached double garage – ideal for annexe, home gym, or business (subject to permissions).
- Driveway for three cars and extensive gardens with potential for summerhouse or studio.
- Solar panels providing free electricity (average bills approx. £350 per year) and around £3,000 yearly rebate, approx. £30,000 in value over 12 years.

Description:

Introducing a rare opportunity to purchase this executive four-bedroom detached family home, set on the biggest plot on the estate within a secluded and highly regarded cul-de-sac in Wychbold, Droitwich. Coming to the market for the first time in 21 years, and offered with no onward chain, this exceptional residence has been tastefully refurbished and provides versatile family living, perfect for those seeking space, flexibility, and potential for multi-generational living. The whole house is light and airy throughout the day, further enhancing the sense of space and comfort.

On approach, the property impresses with a sizeable driveway providing parking for three cars, with scope to extend further (lapsed planning permission in place), alongside a detached double garage fitted with power, lighting, and a pitched roof for additional storage. The garage also offers fantastic potential for conversion into a self-contained annexe, home gym, or business space (subject to the relevant permissions). A large front lawn, enjoying sun throughout the day and bordered by hedges for privacy, further enhances the frontage.

We have been advised that the property benefits from solar panels on the highest feed-in tariff, fixed for a 12-year term, providing not only free electricity (with average household electricity bills around £350 per year) but also a yearly rebate of around £3,000 – equating to approximately £30,000 in value over the remaining period.

Stepping inside, the welcoming reception hallway features a striking galleried staircase with under-stairs storage, and doors leading to the principal reception rooms. To the front are two elegant reception rooms, both with bay windows and built-in shutters – currently used as a study and formal dining room. The study has been thoughtfully designed as a dedicated, spacious, high-quality home office, with excellent high-speed internet connectivity. This fantastic space will strongly appeal to those working from home, ensuring a professional and productive environment without compromise. The sizeable lounge offers a relaxing living space with French doors opening onto the rear garden.

At the heart of the home is the impressive open-plan kitchen/dining/family room. The kitchen is fitted with integrated dual oven, five-burner gas hob, dishwasher, wine cooler, Quooker boiling water and filtered water tap and underfloor heating. The adjoining dining area provides ample space for entertaining, with French doors to the garden and fitted shutters on both windows and doors. A separate utility room provides further storage, appliance space, sink, and side access. A convenient guest WC completes the ground floor accommodation.

The galleried landing gives access to four generous double bedrooms and the family bathroom. The master suite is an outstanding feature, offering a large bedroom with



an adjoining walk-in dressing room (formerly the fifth bedroom) complete with built-in wardrobes and dressing table. The en-suite is fitted with a generously sized walk-in shower, WC, and wash basin. The second bedroom is also a spacious double, benefitting from a built-in wardrobe and en-suite. Bedrooms three and four are well-proportioned doubles, each with built-in wardrobes. Importantly, all bedrooms are further complemented by fitted dressing tables with two matching bedside tables, providing a consistent and stylish finish throughout. The family bathroom includes a bathtub, separate shower cubicle, wash basin, and WC. An airing cupboard provides additional storage.

Outside, the property continues to impress with a large southerly-facing rear garden, enjoying sunlight throughout the day. Laid initially to a paved seating area leading to a lawn bordered by mature flowers and shrubs, the plot size offers excellent potential for the addition of a summerhouse or garden studio – further enhancing the appeal for those working from home. The garden is enclosed by fencing with a side access gate to the frontage.

This outstanding property occupies a sought-after village location between Bromsgrove and Droitwich Spa, offering excellent local amenities and convenient commuter links via the nearby M5 motorway. The neighbouring villages of Upton Warren and Stoke Prior are within easy reach, providing scenic canal walks, leisure opportunities, and equestrian pursuits, while Bromsgrove, Droitwich, and Worcester city centre offer a wider range of shopping, schooling, and facilities.

Details:
Entrance Hall

Study 8'6" x 12'3" (2.6m x 3.73m) Max into bay

Lounge 18' x 12'3" (5.49m x 3.73m)

Dining Room 10'10" x 14'9" (3.3m x 4.5m) Max into bay

WC

Kitchen 10'1" x 12'9" (3.07m x 3.89m)

Dining Area 16'2" x 9'3" (4.93m x 2.82m)

Utility 5'10" x 8'8" (1.78m x 2.64m)

Detached Double Garage 17'5" x 17'1" (5.3m x 5.2m)

First Floor Gallery Landing

Master Bedroom 15'2" x 14'9" (4.62m x 4.5m) Both Max

Dressing Room 7'7" x 8'11" (2.3m x 2.72m) Both Max

En-suite 5'6" x 7'10" (1.68m x 2.4m) Both max

Bedroom Two 10' x 12'2" (3.05m x 3.7m) Both Max

En-suite 7'6" x 4'2" (2.29m x 1.27m) Both max

Bedroom Three 14'4" x 9'10" (4.37m x 3m) Both Max

Bedroom Four 10' x 10'6" (3.05m x 3.2m) Both Max

Bathroom 7'6" x 8'9" (2.29m x 2.67m) Both Max

EPC Rating: C
Council Tax Band: G (tbc by solicitors).
Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**



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