



Whitneys Farm House
Parsonage Lane | Ombersley | Droitwich | Worcestershire | WR9 0HP

 FINE & COUNTRY

WHITNEYS FARM HOUSE

*A rare opportunity to acquire a Grade II Listed, Elizabethan,
detached farmhouse, brimming with period charm and
set amidst beautifully manicured gardens in one of
Worcestershire's most desirable rural locations.*



Uniquely, Whitneys Farm House is centred on its plot and enjoys a south-west facing aspect, ensuring sunlight floods the property throughout the day. This four-bedroom home boasts a private entrance, sweeping countryside views, and occupies a generous plot (0.92 acres, not verified), with an additional half-acre of land situated just across the quiet country lane. Located near the highly sought-after village of Ombersley, this is a rare opportunity to own a truly special home.

Accommodation Summary Ground Floor

Stone steps lead up to the front door, opening into an entrance hallway offering a warm and inviting first impression. To the right, the formal sitting room enjoys views over the front gardens and features a log burner, creating a cosy atmosphere. To the left, is the formal dining room accessed via two entrances from the hallway and brimming with character - exposed beams, a second log burner, and generous proportions make it ideal for entertaining.

The dining room leads into a spacious open-plan country kitchen and breakfast area, beautifully appointed with modern units, a central island, Belfast sink, and Aga. A set of double-glazed doors open onto the side patio, inviting the outside in and perfect for entertaining. This space flows naturally into the family room, fitted with bespoke shelving and a fireplace, along with another set of double doors that extend the living space outdoors to the side patio. A tiled hallway provides access to storage cupboards, a separate utility room, a cloakroom/WC, and a door to the rear garden.













First Floor

The first floor offers four well-appointed bedrooms, including a unique upper study chamber - ideal for a teenager. The spacious principal suite enjoys triple-aspect views, fitted wardrobes, and a private ensuite bathroom. A modern family bathroom serves the remaining bedrooms.











Outside

Whitneys Farm House is privately approached via secure gates, a sweeping gravel driveway leading to ample parking at the front of the property. Here you can find a detached sandstone triple garage with solid oak doors and an adjoining workshop, named 'the tack room'. A further brick-built double garage and additional gravel parking sit to the left of the plot, ideal for guests or multi-vehicle families.

Manicured front gardens provide a gracious welcome, with access to a useful cellar located on the outside of the property, while the rear and side patios, with a delightful pergola, offer fabulous spaces for al fresco dining. Beyond lies an expansive lawn featuring vibrant rare flower beds, an Alitex greenhouse, and a beautifully curated kitchen garden featuring raised vegetable beds. A second pergola, tucked at the rear, creates a tranquil setting for relaxation or entertaining, alongside a well-maintained chicken run adding to the home's idyllic countryside lifestyle.

An additional half an acre paddock can be found on the other side of the country lane with a large pond. Further peace of mind comes from the neighbouring fields being owned by the Ombersley Conservation Trust, ensuring the landscape remains preserved and unspoilt.









LOCATION

Whitneys Farm House is located on Parsonage Lane on the fringes of the beautiful village of Ombersley and comes under the jurisdiction of Wychavon District Council. Ombersley (1.1 miles) is one of the most sought after and charming villages in Worcestershire. The first known reference to the village was the granting of a Charter to Abbot Egwin, later Saint Egwin, of Evesham Abbey in 706 AD. Ombersley has been recently named among the 'most desirable' places to live in the UK, according to the Telegraph.

The village of Ombersley boasts a whole host of amenities including a renowned butchers and deli shop (Checketts), delicatessen, primary school, doctor's surgery, parish church and post office together with many public houses and restaurants.

The county town and cathedral city of Worcester, lying on the banks of the river Severn, provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground, rugby club and university. More extensive opportunities for shopping, leisure and education can be found in the nearby centres of Worcester, Bromsgrove and Kidderminster. Worcester is 7 miles away, Droitwich Spa is 6 miles, M5 (J5) 8 miles and Birmingham, 27 miles.

There are direct train lines to London from Worcester and Birmingham. The Worcestershire Parkway railway station is located 12 miles away, which is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. The King's School Worcester and The Royal Grammar School are located in the heart of Worcester city centre.

For days out and recreation, Whitneys Farm House is well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and the Malvern Hills, Hereford and Ludlow and the west coast of Wales, at Aberdovey.





Material Information

Tenure: Freehold
 Council Tax Band: G
 Local Authority: Wychavon
 EPC: Exempt
 Property Construction: Non-standard (timber framed)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private via a sewerage treatment plant
 Heating: Oil fired central heating
 Broadband: FTTP full fibre ultrafast broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Triple garage and a double garage and driveway parking.
 Total Internal Floor Area: 2,969 sq ft
 Additional Information: CCTV or similar security system in operation.

Title Information

The property is held under 3 separate titles. One of the titles is registered with Possessory Title. The titles contain various historic covenants, easements, rights and other entries, including provisions relating to access, drainage, water, light and use of the land. Buyers are advised to have the title documentation fully reviewed by their conveyancer prior to exchange of contracts.

Restrictive covenant on the paddock land over the road, only for agricultural use and no building allowed. This land cannot be sold independently from Whitneys Farm House.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



GROSS INTERNAL AREA: 2969 sq ft, 276 m²
 EAVES STORAGE: 372 sq ft, 35 m²
 GARAGE & OUTBUILDINGS: 978 sq ft, 92 m²

OVERALL TOTALS: 4252 sq ft, 397 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 09.09.2026

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*We value the little things
that make a home*



HALINA DAY
PARTNER AGENT

Fine & Country Droitwich Spa, Worcester and Malvern
T: 01905 678111 | M: 07920 857582
email: halina.day@fineandcountry.com



CATHERINE NEILSON
PARTNER AGENT

Fine & Country Droitwich Spa, Worcester and Malvern
T: 01905 678111 | M: 07729 801143
email: catherine.neilson@fineandcountry.com

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Fine & Country Droitwich Spa, Worcester and Malvern
The Stables Business Centre, Astwood Lane, Droitwich Spa, WR9 0BU
+441905 678111 | droitwich@fineandcountry.com

