



Ridgehill Cottage, Lodge Lane, Kingswinford DY6 9XE

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## Ridgehill Cottage, Lodge Lane, Kingswinford DY6 9XE

Ridgehill Cottage is a substantial, considerably improved and extended, distinctive detached cottage of character. In addition to the cottage itself standing in mature grounds of almost half an acre, the property includes land to the front which is approximately 1.8 acres. This outstanding family home is a real landmark property occupying an idyllic elevated and prominent position being approached off Lodge Lane and with a backdrop to Ridgehill Wood and enjoying superb panoramic views towards the surrounding countryside. A truly one of a kind property located in an enviable semi-rural location with great convenience which is well placed for access to local walks, schools, amenities and transport links. This stunning family home comprises: storm porch with notable solid oak front door and arched glazed oak double doors which lead to the entrance hall, large lounge with feature fireplace, exposed beams and oak floor, downstairs wet room, L shaped dining room, magnificent bespoke conservatory with underfloor heating, kitchen with solid oak work surfaces and a solid oak stable door leading to the outbuildings, landing with decorative panelling, bedroom one with walk in shower ensuite, three further double bedrooms and a beautiful family bathroom, various outbuildings including utility room, garden store, log store, boiler room and double garage. The double doors from the conservatory lead to a lovely paved patio area with decorative shrubs, stunning far reaching views and plentiful space for outdoor entertaining. The double garage is to the front of the property by a front side lawn and gravelled parking space where it opens to a tarmacadam driveway with further extensive parking within a secured automated gated entrance.





### Front Of The Property

The property is accessed via a track which leads off Lodge Lane, having electronic gates which open to a spacious tarmac driveway, double garage, solid oak front door leading to the entrance storm porch and access to both sides of the property, including the outbuildings and gardens.

### Storm Porch

With a solid oak door with small glazed panel leading from the front, solid oak skirting board, feature window, quarry tiled flooring and solid oak arched glazed double doors handmade by a local joiner leading to the entrance hall.

### Entrance Hall

With solid oak arched doors from the porch, French pattern set travertine tile flooring with underfloor heating, decorative panelled walls, central heating radiator, handmade decorative glazed doors to lounge and kitchen and door to downstairs wet room. Wooden stairs with storage underneath and a carpet runner to the first floor.

### Wet Room

With a door leading from the entrance hall, travertine tiled floor with mosaic travertine tiles on the wall, walk in shower with waterfall shower, glass screen and built in tiled shelf, recessed spotlights, extractor fan, WC, wash hand basin and a chrome heated towel rail.

### Lounge

18'5" x 27'7"

With a door leading from the entrance hall, double glazed windows to front, rear and side, solid oak floor, feature brick fire place with multi fuel log burning stove, slate hearth and recessed lighting, bespoke bookcase with cupboards and lighting, handmade glazed double doors to the dining room, exposed beams and three central heating radiators.

### Kitchen

9'6" x 19'9"

With a door leading from the entrance hall, fitted with quartz work surfaces with matching up stands, wall and base units, space for a double range cooker with extractor fan above in a feature surround, integrated dishwasher, belfast sink, integrated fridge, recessed spotlights, double glazed windows to front and side, coloured slate floor, solid oak stable door leading to the outbuildings and garden and glazed double doors to the dining room.

### Dining Room

15'7" x 16'4"

With glazed double doors from the kitchen, coloured slate floor, built in lockable corner storage cupboard, exposed beam, painted beam ceiling with wall panelling feature, double glazed window to rear, glazed double folding doors to the conservatory and glazed double doors lounge and a central heating radiator.





### **Conservatory**

15'7" x 16'3"

With double doors from the dining area Rebate wooden conservatory with two roof opening windows, three side opening windows and Pinoleum bespoke blinds, coloured slate floor with underfloor heating and double doors to paved patio area in the rear garden.

### **Landing**

With stairs leading from the entrance hall, skylight window, decorative panelling, doors to bedrooms and family bathroom and a central heating radiator.

### **Bedroom One**

13'5" x 15'4"

With a door leading from the landing, two double glazed windows to side, built in cupboard, door to en suite and a central heating radiator.

### **En Suite**

With a door leading from bedroom one, walk in shower with waterfall shower head, glass screen and built in tiled recessed shelves, WC, wash hand basin, double glazed window to side, recessed spotlights, travertine tiles floor with mosaic travertine tiles on the walls, built in tiled shelves on walls opposite the shower and a central heating radiator.

### **Bedroom Two**

10'8" x 14'0"

With a door leading from the landing, two double glazed windows to front and one double glazed window to side, four built in wardrobes, loft access and a central heating radiator.

### **Bedroom Three**

8'8" x 12'7"

With a door leading from the landing, double glazed windows to front and side, built in wardrobes and a central heating radiator.

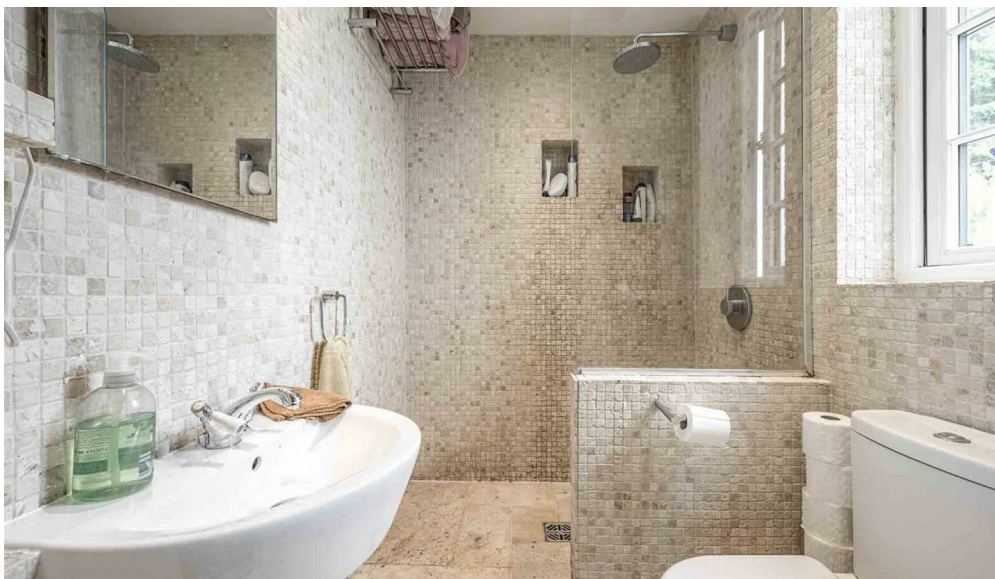
### **Bedroom Four**

8'8" x 9'7"

With a door leading from the landing, double glazed window to side, built in cupboard with a central heating radiator and a further central heating radiator.

### **Family Bathroom**

With a door leading from the landing, bath with tiled surround and grohe overhead shower, Sottini WC and wash hand basin, one double glazed window to rear, two double glazed windows to side, recessed spotlights, travertine tiled flooring with underfloor heating and decorative wall panelling.



### **Double Garage**

18'8" x 20'2"

With electric up and over door to front, five built in storage cupboards, stairs to boarded loft space, side door access, power, light and further outside power points.

### **Outbuildings**

With a covered walkway from the kitchen leading to various outbuildings.

### **Utility Room**

8'0" x 9'0"

With wall and base units, work surfaces with tiled splash back, ceramic sink with shower attachment, double glazed windows to front and side, plumbing for washing machine, space for tumble dryer, outside tap and a central heating radiator.

### **Log Store**

This lockable store has a window to rear and lighting.

### **Boiler Room**

This lockable room has a Grandee oil burning boiler with wireless heating controls, separate electric immersion tank, window, light and power sockets.

### **Garden Store**

This lockable room has lighting, power sockets, radiator and a window.

### **Garden**

With double doors from the conservatory leading to a lovely paved patio area with decorative shrubs and stunning far reaching views, this leads up to a lawned area with secure fencing. A paved pathway gives access round to the outbuildings and double garage and also to the front of the property where it opens to the extensive tarmac driveway with a secured automated gated entrance.

### **Land**

Furthermore, this property comes with a field to the front of approximately 1.8 acres of land in total, including the access track from a wooden farm gate and bordering shrubs and trees. The field has stock proof fencing and a wooden gate allowing access from the track off Lodge Lane and benefits from being overlooked by the cottage.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>74</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>48</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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