



Little Osmaston, Osmaston Road, Norton, Stourbridge, DY8 2AL



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EXCLUSIVE



## Overview...

Entirely concealed beyond a private and modest approach enveloped in an oasis of serenity lies Little Osmaston; an exquisite example of an expansive six bedroom detached family residence fit for multi-functional living. Perfectly blending high-tech and state-of-the-art assisted living facilities showing immense versatility with staff quarters; combined with conventional areas for families to relax and unwind together in grandeur and comfort. Located in the suburb of Stourbridge in the sought-after area of Norton; discerning buyers have access to nearby Mary Stevens Park and Stourbridge Town, whilst being conveniently positioned within catchment for excellent local schools including OSH and Elmfield Primary. To offer a buyers overview of what to expect; beyond electric double gates leads onto an impressive-size driveway sat adjacent to the property, thoughtfully placed outdoor lighting, vaulted timber storm porch providing one of two entrances and access to oversized double garage. The reception hall and sitting room connect through double doors providing access to both East and West wings and forms the centre of the property. The family living room advocates opulence in its generous size, inglenook fire place with bespoke wood burning stove providing a focal point to the room and has direct access onto the garden. The kitchen diner is flooded with natural light and has a contemporary fit out with an array of built-in appliances, granite countertops and second wood burning stove; there is also a utility and large storage area adding a much needed sense of practicality. In addition, through further double doors leads to a fabulous garden room complete with lantern creating the most perfect space for social gatherings or to get lost in a good book when the weather tells you to stay inside. The property benefits from its very own pool with electric operated cover, tidal and jet enhancements perfect for hydrotherapy, has colour changing wall lights, showers, changing room and bi folding doors leading to the garden. The rest of the downstairs accommodation comprises of a generous size downstairs bedroom with dual aspect, separate living area and sensory room with separate access to the front of the property, individually designed assisted en-suite bathroom and staff quarters made up of kitchenette, utility, home office, shower room and access to inner hall. Completing the property downstairs is a guest cloakroom, various built-in storage housing varying technical infrastructure and plant room. Upstairs is divided into two parts, one side consisting of gallery landing built-up into the eaves providing access to two bedrooms, study, large family bathroom with separate shower and generous eaves storage. On the opposite side of this substantial family home showcases a secondary gallery landing, bedroom with walk-in dressing area, eaves storage and en suite and two further bedrooms, one comprising of its very own suite with versatile study space or chill-out area, bedroom and en suite bathroom. The rear garden is just as impressive as the property itself, being beautifully maintained and thoughtfully laid-out it spans the full width of the plot and boasts five separate points of access from the property creating a seamless in-door-out-door living. There are a variety of seating areas including pergola, tranquil sensory garden with water feature, space for large climbing frame and a variety of planted shrub borders and trees promoting its naturally private haven. This fabulous property is far more than just a home, it's an advocate of complete versatility favouring a healthy and improved lifestyle for all to relish and enjoy together; properties like this are a genuine rare find and some may say an opportunity not to be missed.





# What to Expect...

## Front of the Property

Entering through double electric gates at the head of a private driveway opens onto an expansive block paved driveway with well maintained shaped lawn to side, mature shrubs and trees, outside lighting, timber frame storm porch, two double glazed composite doors giving access into the property, further gated side access leading to rear garden and electric up and over door to garage.

## Reception Hal

With a double glazed composite door leading from the front of the property, doors to various rooms, stairs to first floor landing, access to large storage cupboard and boot room housing CCTV system, light and power; double glazed windows to front and wooden floor.

## Sitting Room

With double doors leading from the reception hall, lounge and doors to other rooms, comfortable seating space, wall lights and recessed spotlights, double glazed windows, including some with feature stained glass, oak floor and a vertical column central heating radiator.

## Living Room

With double doors leading from the reception hall, space for large three-piece suite, large inglenook fire place housing bespoke wood burning stove, recessed spotlights and wall lights, wooden floor, double glazed windows from reception hall, double glazed bi folding doors leading to rear garden and two central heating radiators.

## Kitchen Diner

With double doors leading from the reception hall and orangery, fitted with a range of high quality matching wall and base units complete with granite worksurfaces, upstands and tiled splashback, belfast sink, integrated oven and grill, separate gas hob, stainless steel cooker hood over, wine cooler, space for dishwasher and American-style fridge freezer, breakfast bar with pop-up socket, wood burning stove with decorative mantle and matching hearth, space for dining table, recessed spotlights, wooden floor, stable door to utility, double glazed windows and doors leading to rear garden, further stained glass windows from sitting room and two central heating radiators.

## Utility

With a stable door leading from the kitchen diner, fitted with a range of high quality matching wall and base units, granite worksurfaces, one and a half stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, large walk-in storage cupboard, tiled floor, recessed spotlights, extractor, double glazed door and window to rear and a central heating radiator.

## Orangery

With double doors leading from the kitchen diner, comfortable seating space, wooden floor, decorative beams, recessed spotlights and wall lights, large lantern, double glazed windows and french doors to garden and two central heating radiators.

## Indoor Swimming Pool Complex

With padlock door leading from the reception hall, electric folding cover, resistant swimming, jets and back massage features, bubble seat, dual open showers one with waterfall shower head and separate shower attachment, hoist, tiled floor, recessed spotlights and colour changing wall lights, changing rooms with recessed spotlights, tiled floor, central heating towel rail and double glazed window to rear, further storage room and double glazed bi folding doors with electric shutter blinds leading to rear garden.

## Guest Cloakroom

With a door leading from the reception hall, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, extractor fan and a central heated towel rail.

## Downstairs Bedroom

With doors leading from the sitting room and further reception room, hoist, large walk-in storage, wooden floor, dual aspect double glazed windows to front and side complete with bespoke fitted shutters, recessed spotlights and two central heating radiators.

## Reception/ Multi-purpose Room

With doors leading from various rooms, hoist, recessed spotlights, air conditioning unit, wooden floor, double glazed composite door and windows leading from the front of the property and vertical column and central heating radiators.

## Ensuite Bathroom

With a door leading from the reception/ multi-purpose room, Aquanova Gemini rising bath, hoist, wash hand basin, tiled floor and part tiled walls, recessed spotlights, extractor and a central heated towel rail.

## Staff Quarters

Well catered for full time or part time careers; this area of the property comprises of:

## Study

With doors leading from the reception/ multi-purpose room and kitchenette, space for working, double glazed window to side and a central heating radiator.

## Kitchenette

With a door leading from the study and doors to various rooms, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, space for appliances, storage cupboard, recessed

# Continued...

## Utility

With a door leading from the kitchenette, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, tiled floor, extractor, double glazed composite door to side and a central heating radiator.

## Shower Room

With a door leading from the kitchenette, shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor, double glazed window to side and a central heated towel rail.

## Inner Hall

With double doors leading from the sitting room, door to reception/ multi-purpose room, stairs to first floor landing with open understairs storage, wooden floor and a central heating radiator.

## Gallery Landing

With stairs leading from the inner hall, built-up into the eaves with eaves storage and double glazed window to rear.

## Bedroom

With doors leading from the gallery landing and en suite, built-in and walk-in wardrobe, eaves storage, recessed spotlights, air conditioning unit, double glazed window to rear and a central heating radiator.

## Ensuite

With a door leading from the bedroom, shower cubicle with waterfall shower head and separate shower attachment, wash hand basin set into vanity unit, WC, tiled walls and floor, recessed spotlights, extractor, double glazed window to rear and a central heated towel rail.

## Guest Bedroom Suite

With doors leading from the gallery landing and study space, eaves storage, skylight windows and central heating radiators.

## Ensuite

With a door leading from the guest bedroom suite, shower cubicle, wash hand basin set into vanity unit, tiled splashback, WC, part tiled walls, extractor, recessed spotlights, laminate floor, skylight windows and a central heated towel rail.

## Bedroom

With a door leading from the gallery landing, eaves storage, air conditioning unit, double glazed window to rear and a central heating radiator.

## Secondary Gallery Landing

With stairs leading from the reception hall, doors to various rooms, eaves storage, walk-in storage cupboard, skylight windows and two central heating radiators.

## Bedroom

With a door leading from the secondary gallery landing, air conditioning unit, eaves storage, skylight window and double glazed window to front and two central heating radiators.

## Study

With a door leading from the secondary gallery landing, skylight window and a central heating radiator.

## Bedroom

With a door leading from the secondary gallery landing, storage cupboard, air conditioning unit, double glazed window to rear a column central heating radiator.

## Bathroom

With a door leading from the secondary gallery landing, bath with shower attachment, double shower with waterfall shower head and separate shower attachment, wash hand basin set into vanity unit, WC, eaves storage, decorative slate feature wall, extractor, recessed spotlights, laminate floor, double glazed window to rear and column and central heating radiators.

## Double Garage

With electric up and over door leading from the front of the property, light and power, plant room housing high-tech infrastructure with underfloor access and wall mounted central heating boiler and double glazed windows to side.

## Garden

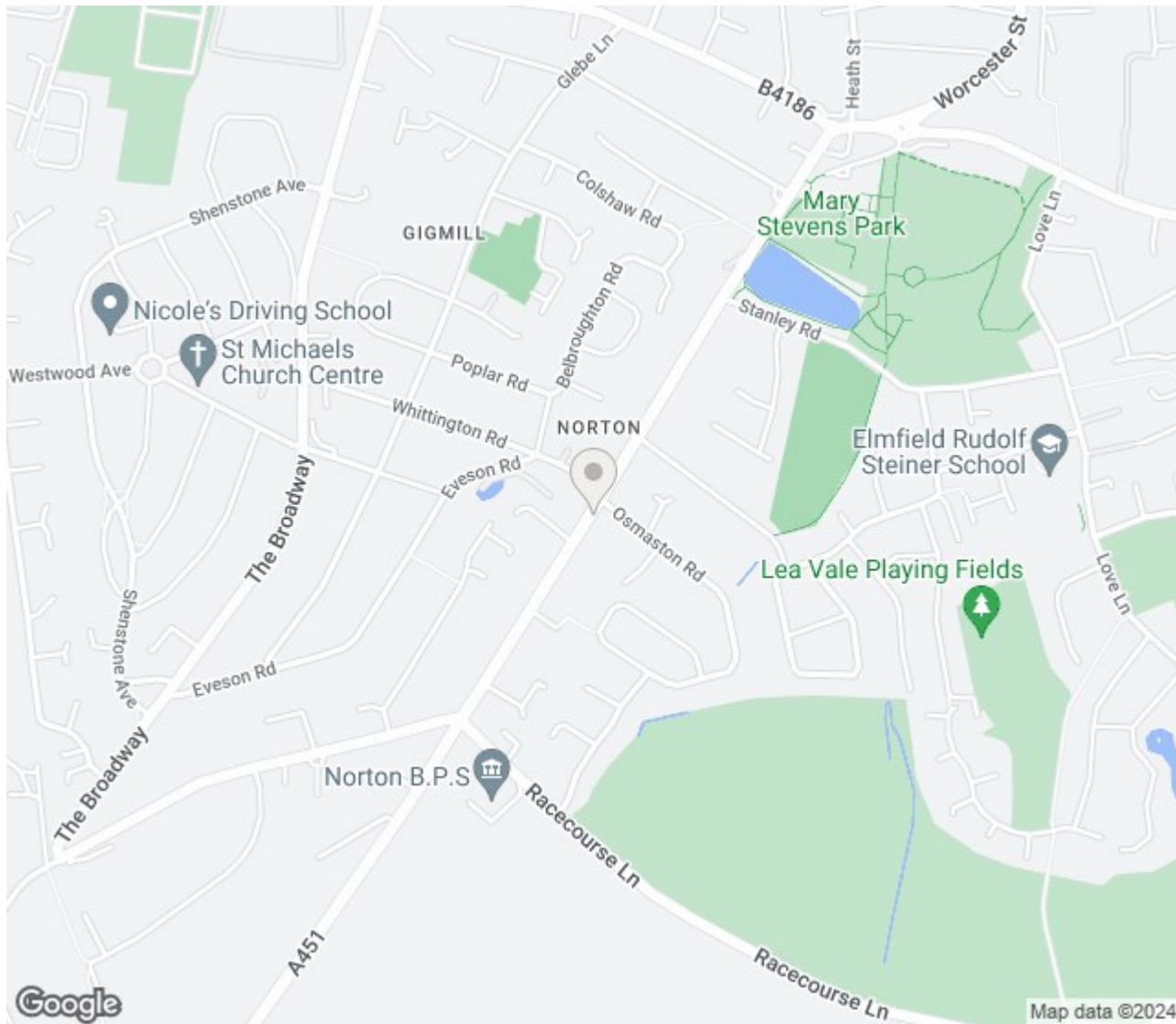
Having five separate accesses leading from various rooms leads to a large patio seating area with awning, pagoda with outdoor heater, further decked seating around sensory garden with water feature, mature planted shrubs, trees and sleepers, outdoor lighting, well maintained lawn, further seating and play area, outdoor tap and power and gated side access leading to the front of the property.












## ENERGY PERFORMANCE CERTIFICATE

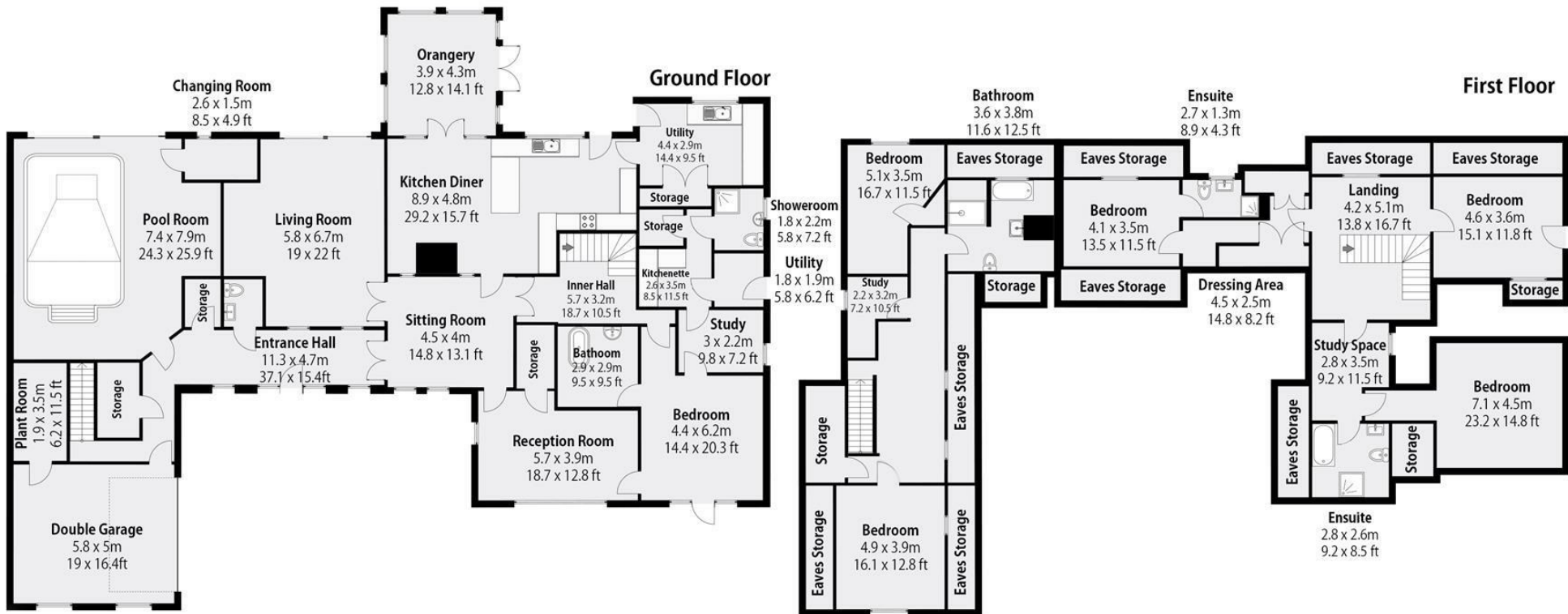
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### Thinking of Selling?

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.

**11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331 | stourbridge@hunters.com**





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