



Cheddlewood, Bridgnorth Road, Stourton, DY7 6RT

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**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Cheddlewood, Bridgnorth Road, Stourton, DY7 6RT

## SUMMARY

A fabulous traditional-style property with expansive rear garden leading to uninterrupted views over open fields. Elegantly positioned admits the impressive frontage set back off the road with manicured fore-garden and large private driveway; this fantastic family home surpasses expectations with its well proportioned rooms, deceptively spacious accommodation and versatile layout. An abundance of characterful features are effortlessly displayed throughout the property to include diamond leaded windows, ceiling roses and coving as well as the imposing grand staircase and spindles leading off the reception hall. To give prospective buyers an insight the property further comprises of entrance porch, spacious principal sitting room into bay with french doors leading to garden, separate formal dining room, well equipped kitchen breakfast room, practical boot room and utility, study and two good size double bedrooms and bathroom completing the ground floor. Upstairs showcases the principal bedroom with commanding views over the mature rear garden, further guest bedroom and additional family bathroom. Continuing outside past a pretty patio seating area ideal for entertaining with adjacent detached garage; the rear garden offers a naturally private aspect with shrub screening and foliage, well maintained lawns and secure areas for livestock which had previously been used to house ponies and alpacas. Continuing to the end of the near one acre plot you're welcomed by complete serenity backing onto the rolling fields that lie beyond the low-level fencing. The property finds itself located in the small Hamlet of Stourton close to Wollaston and Kinver Villages, Stourbridge Town Centre with all amenities necessary as well as being well situated to Enville Golf Club and reputable nearby schools. This property is a genuine rare find for any discerning buyers looking to improve their lifestyle outside and an opportunity not be missed.





# ROOMS

## Front of The Property

To the front of the property set back off the road is a generous tarmacadam driveway providing ample off road parking with space for motorhome, shaped well maintained lawn with mature shrub borders and trees, outside lighting, access to detached garage and double glazed door leading to porch.

## Porch

With double glazed door leading from the side of the property, tiled floor and further obscured double glazed door leading to reception hall.

## Reception Hall

16 x 10

With obscured double glazed door leading from porch, stairs and balustrade leading to first floor landing with storage cupboard underneath, stripped-back doors leading to various rooms, double glazed diamond leaded window to side and a central heating radiator.

## Family Room/ Bedroom Four

14'10 x 12 max

With a door leading from reception hall, comfortable space for seating, dado rail and ceiling coving, wall lights, provisions for television, double glazed diamond leaded double glazed bay window to front and a central heating radiator.

## Bedroom Three

14'10 x 12 max

With a door leading from reception hall, fitted wardrobes, ceiling coving, diamond leaded double glazed bay window to front and a central heating radiator.

## Principle Sitting Room

18'2 x 12'8

With doors leading from reception hall, comfortable space for three piece suite, feature fire place with gas fire and marble surround, dado rail and ceiling coving and rose, provisions for television, diamond leaded double glazed windows to side, double glazed bay window with french doors leading to garden and a central heating radiator.

## Dining Room

12'7 x 11'10

With doors leading from reception hall and kitchen breakfast room, space for dining table, dado rail, ceiling coving, double glazed french doors leading to rear and a central heating radiator.

## Kitchen Breakfast Room

19'3 x 9

With doors leading from dining room and boot room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, inset one and a half stainless steel sink and drainer, integrated eye-level oven and separate gas hob with stainless steel cooker hood over, plumbing for washing machine, space for other low level appliances, breakfast table and chairs, ceiling coving, tiled floor, double glazed windows and door leading to rear garden and a central heating radiator.

## Boot Room

With doors leading from kitchen breakfast room and utility, space for large dresser, ceiling coving, tiled floor and a central heating radiator.

## Utility

10 x 6'5

With doors leading from boot room and study, fitted with a range of matching wall and base units, worksurfaces with stainless steel sink and drainer, plumbing for washing machine and space for other low level appliances, extractor, tiled floor, double glazed window to side and a central heating radiator.

## Study

18'3 x 6'5 max

With a door leading from utility, space for home working, diamond leaded double glazed window to front and a central heating radiator.

## Cloaks Cupboard

Adding an essential sense of practicality; a walk-in cloaks cupboard with space for ample coat hanging, tiled floor and central heating boiler system.

## Ground Floor Bathroom

With a door leading from reception hall, large corner shower with tiled surround, corner bath, low level WC and wash hand basin set into vanity unit, part tiled walls, tiled floor, extractor, double glazed windows and a central heating radiator.

## Landing

With stairs and balustrade leading from reception hall, doors to various rooms, picture frame view over rear garden through principal bedroom and double glazed skylight window.

## Principal Bedroom

21'8 x 15'8

With a door leading from landing, fitted wardrobes and drawers with bedside cabinets, double glazed window to rear, further skylight windows and a central heating radiator.

## Guest Bedroom

15'9 x 12'4 max

With a door leading from landing, fitted wardrobes, dressing table and drawers, double glazed diamond leaded window to front, further skylight window and a central heating radiator.

## First Floor Family Bathroom

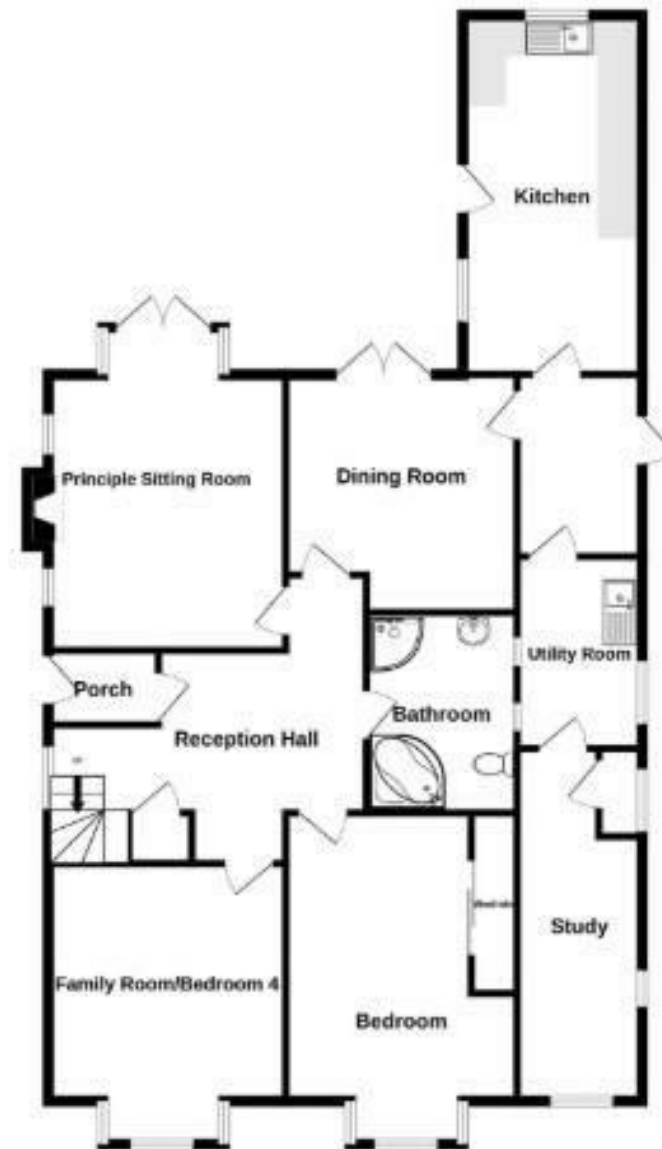
With a door leading from landing, corner bath with separate shower attachment, additional shower, low level WC, wash hand basin, bidet, part tiled walls, extractor, double glazed skylight window and a central heating radiator.

## Garden

A beautiful array of planted shrubs, trees and foliage beyond patio seating area and detached garage with through access, ranch-style fencing providing a natural division for various livestock having previously been used as a paddock, well maintained lawn areas and uninterrupted views over adjacent field.



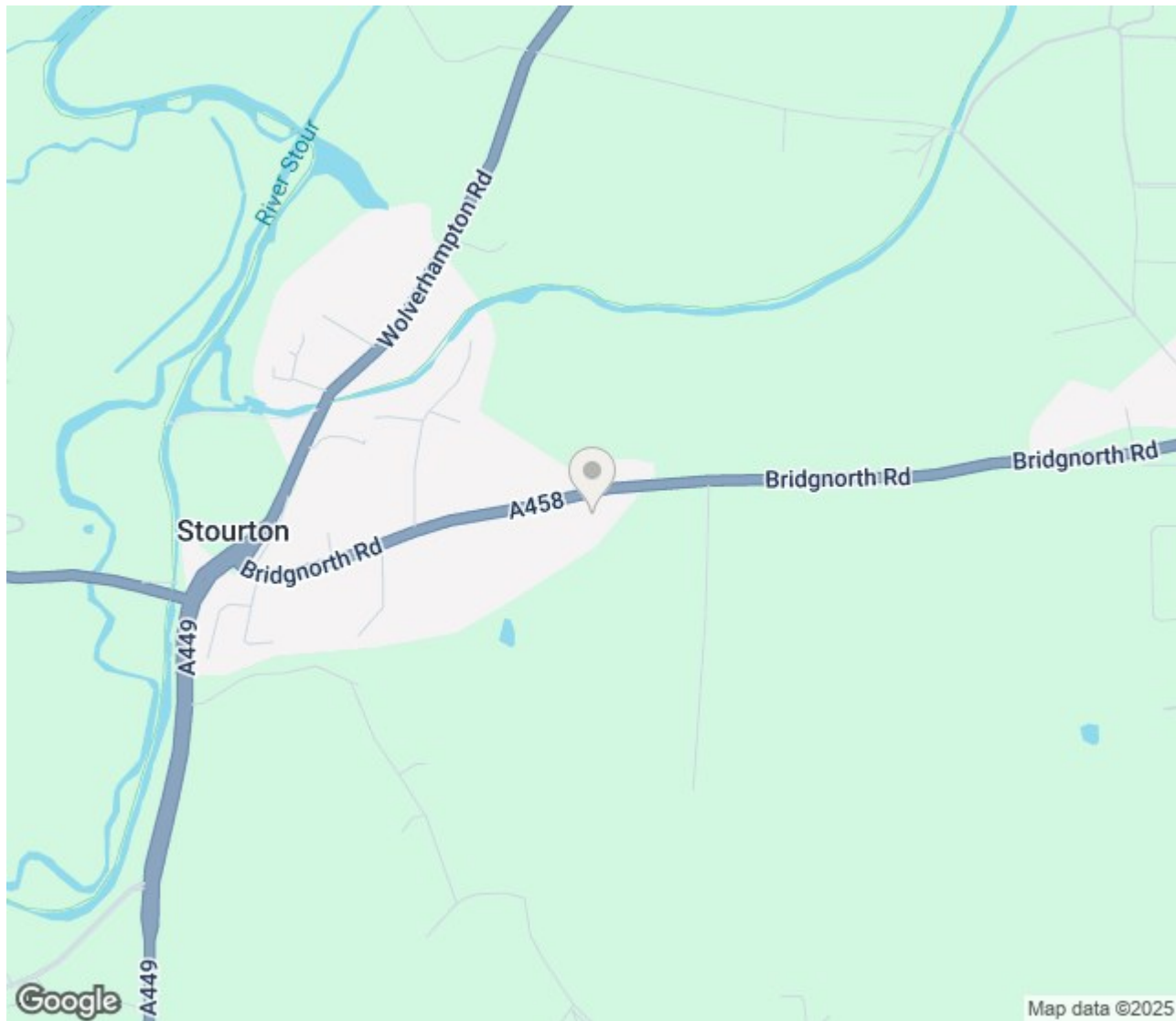













# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(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.

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