



Tudor House
3 New Wood Lane | Blakedown | Worcestershire | DY10 3LD

TUDOR HOUSE

Tudor House is an exceptionally presented property on one of Blakedown's most prestigious roads, New Wood Lane. Sitting in approximately 2.5 acres, with electrically operated gates and a sweeping 'in and out' drive, this fine detached six bedroom family home has a wealth of accommodation and stunning gardens with ample areas for entertaining. Tastefully decorated throughout, Tudor House has four reception rooms as well as an open plan kitchen/breakfast area, utility and integrated double garage. Each of the six bedrooms have en-suite facilities and are arranged over two floors with the Main Bedroom having a dressing room and cinema room. A small paddock to the rear of the property has stabling and is ideal for keeping animals on site.





Ground Floor

The property is approached from a private gated driveway and through a large wooden door which has a grand decorative peephole feature. The Entrance Hall is light and spacious with tiled flooring and features the imposing staircase leading to the further two floors, and a large downstairs Cloakroom which has a WC, handy storage cupboard for coats and a cellar style cold room for wine storage. The spacious Kitchen is well appointed with an array of fitted and wall mounted cupboards as well as a large island. The Kitchen has a wealth of fitted appliances including a double Belfast sink, built in ovens, a dishwasher, gas hob, integrated fridges, integrated freezers, wine cooler, coffee maker, microwave and an Aga all of which are complemented by black granite worktops. It is the perfect kitchen for those who like to cook and entertain as there is a breakfast area with a dining table as well as doors which lead to the Garden Room and doors which lead out to the rear garden. Leading from the Breakfast Area is a Utility Room, Boiler Room, Gardener's WC and a door which leads to the large integrated garage.

Also on the ground floor are three further reception rooms including a formal Dining Room with feature stone Minster style fireplace with an open fire, a useful Study, and a substantial Sitting Room with a feature Minster style fireplace and open fire. And last but not least is the Garden Room, the most recent addition to the property. This room is light and airy and enjoys exceptional views of the well-manicured gardens and ornamental pond. Doors lead out to the patios and lawns to the rear gardens from this room.









Seller Insight

“Tucked away in a wonderfully picturesque location, just a hop, skip and a jump from the charming Worcestershire village of Blakedown, is Tudor House, an extremely attractive six bedroom family home that boasts approximately two and a half acres of pretty gardens and grounds. ‘I’d have to say that this is one of the nicest houses on one of the most sought after roads in the area, and so we fell for it the minute we laid eyes on it,’ says the owner, ‘and the location really is second to none. We have neighbours relatively close by, but each of the houses is nicely spaced so we enjoy total and utter privacy, and although we have the feeling of being deep in the countryside - which we’ve absolutely relished - we’re just a couple of minutes’ drive from the centre of the village, and indeed the train station, and it takes only ten minutes to drive into both Hagley and Kidderminster. For us, it’s been ideal.’”

“The house was originally built in the 1950s and it’s a lovely big family home. All of the bedrooms are en-suite - so no queues for the bathroom - each of the main living areas are really nicely proportioned, and the layout flows very well so it’s really comfortable and exceptionally conducive to entertaining. There are nice period features dotted here and there, such as the wide staircase in the reception hall and the gorgeous open fire in the main sitting room and dining room so the house has real character and charm, and I’d say that it also has a wealth of potential to be further enhanced so the new owners could come in and put their stamp on the place.”

“The outside space was definitely something else that proved to be a huge selling point when we initially came across the house,” continues the owner. “I’ve really enjoyed enhancing the garden and adding an array of new plants. It’s now a very attractive garden and much more family-friendly, in fact it’s a feature that I’m really going to miss when we leave.”

“The large garden room at the back of the house is definitely one of my favourites. It’s very light and bright, and it has French doors that open straight out onto a part of the garden overlooking the pond, so when the sun is shining, we can fling them open and really bring the outside in.”

“This is definitely a location that offers the best of both worlds. We can step out of the front door and walk for miles through beautiful countryside or we can hop in the car and access everything we could possibly want or need in a matter of minutes.”

“The loft conversion was done exceptionally well and incorporates two big bedrooms, shower rooms and bathrooms. It’s a particularly great space for teenagers or guests because they can enjoy that little bit of separation.”

“The house is just lovely, but it will be the garden and this glorious setting that I’m going to miss most when we leave,” says the owner. “I can’t imagine there are too many places that offer such a superb quality of life.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

The grand staircase leads to the landing on the first floor which has a large stained glass window with a reading seat. This whole area is drenched with light and leads to four of the bedroom suites. The Main Bedroom and complementing en-suite offer sumptuous and luxurious accommodation including a dressing room and a cinema room which has an enclosed oak framed sun room giving stunning views across the rear gardens. The en-suite bathroom has a double sized square shower with a separate bath, vanity unit and WC. Bedroom Two has a sitting area with fitted wardrobes which leads to an en-suite with a free standing bath, vanity unit and WC. Bedroom Three has fitted wardrobes and an en-suite shower room. Bedroom Four has an en-suite with separate shower, free standing bath, vanity unit and WC.









Second Floor

A second staircase leads to the top floor of the property which has a further two spacious bedrooms. Both large bedrooms have an en-suite shower room with a further room with a bath in – an unusual and quirky feature. This whole area would be perfect for teenagers or guests.





Outside

Tudor House is approached through two sets of electric gates which create an 'in and out' driveway with parking for several vehicles. The front garden is mainly laid to lawn with mature trees and shrubs making the property very private. The integral double garage has an electrically operated door and has ample space for two large vehicles. There is a handy garden store which is perfect for garden equipment storage.

The property has approximately 2.5 acres in total which is comprised of mature formal gardens to the front, side and rear of the house, and has many areas for entertaining and an ornamental pond. Mainly laid to lawn, the rear garden leads to a large Beech hedge through which you will find a paddock with some stabling, suitable for the housing of small animals or a pony.







LOCATION

New Wood Lane is one of the premier residential locations within the region. It falls within the western outskirts of Blakedown within the civil parish of "Churchill and Blakedown" in the Wyre Forest District of North Worcestershire.

Principally a residential settlement, Blakedown was historically part of Hagley Parish although mills and forges provided significant employment following the coming of the railway line in 1852. With industry long since departed, the village retains two public houses, The Swan Inn, dating from 1760, and The Old House at Home. There is also a village shop and some excellent sporting facilities including the golf course, tennis club and both football and cricket pitches. The Blakedown Church of England primary school serves the younger members of the vicinity.

The larger settlement of Hagley, with a wider range of local amenities and home to the Grade I Listed Hagley Hall Estate, is only 2 miles to the East and the significant Worcestershire town of Kidderminster, with high street shopping including M&S, is only 3 miles to the West. The Severn Valley Railway may be accessed at Kidderminster with onward passage to the riverside Town of Bewdley, at the heart of The Severn Valley, only 6 miles to the west. The West Midlands Safari Park may be found between these two historic towns. All of which makes for a location that provides for access to the best that North Worcestershire has to offer with a lifestyle of village pubs, shops and amenities; as well as The Clent Hills with a network of country paths and bridleways.

Central Birmingham is 15 miles to the East. It is a city of international importance, both commercially and culturally, as defined by its magnificent Library, Town Hall and Symphony Hall; the home of The Birmingham Symphony Orchestra.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 17 miles south providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

The M5 accessed at Lydiate Ash J4, or Halesowen J3, provides for ready access to the North, East and South East, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5 enables for onward travel to the M40 and London (120). The M5 J6 at North Worcester provides access to the South West, Cheltenham and its Racecourse (42 miles), Gloucester and Bristol (80 miles). The M42 also offers access to Birmingham International Airport (29 miles).

The railway station at Blakedown enables for easy travelling to The Black Country and Stourbridge (6 miles) and thereafter to Central Birmingham for fast onward travelling around the UK and to London. The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is also 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. These include The Old Swinford Hospital School at Stourbridge, Holy Trinity School at Kidderminster, Heathfield School at Wolverley (4 miles), Bromsgrove School (10 miles), Malvern College (26 miles), The Kings Schools and Royal Grammar School at Worcester (17 miles), and The King Edwards Schools in Birmingham. Winterfold House Preparatory School at Chaddesley is under 5 miles South West.

For days out and recreation, New Wood Lane is well placed for ready access to the North Cotswolds and Broadway (38 miles), as well as Stratford-upon-Avon (31 miles), Great Malvern (26 miles) and The Malvern Hills, and Ludlow (26). The West coast of Wales, at Aberdovey, is 97 miles.





Services
Mains gas, electricity, water and drainage

Tenure
Freehold

Local Authority
Wyre Forest District Council
Council Tax Band H

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



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New Wood Lane, Blakedown, Kidderminster

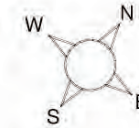
Approximate Gross Internal Area

Main House = 5318 Sq Ft/494 Sq M

Garage = 419 Sq Ft/39 Sq M

Garden Store = 111 Sq Ft/10 Sq M

Total = 5848 Sq Ft/543 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		





VANESSA BRADFORD

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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



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Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended.”



FINE & COUNTRY

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