



# Oak Gables

Pound Green | DY12 3LD





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An impressive and substantial four-bedroom detached family home boasting over 3,100 sq ft of delightful rural accommodation, circa 1.34 acres boasting spectacular countryside views, where deer are frequently spotted, located in the peaceful hamlet of Pound Green.

Location:

This superb country residence is located on the edge of Pound Green Common, an area of Special Scientific Interest known for its wildlife and footpaths and surrounded by the Wyre Forest which is a widely known recreational nature park. Pound Green benefits from a village hall and two public houses.

Just three miles away (aprx) is the Georgian riverside town Bewdley, rich in history, culture and entertainment. Extensive local amenities can be found such as public houses and restaurants, doctor's surgery, places of worship, beauty salons and supermarkets. Further afield is the cathedral city of Worcester which offers further amenities such as sporting and entertainment venues, a wide range of shopping facilities and hospital.

Bewdley (3) Kidderminster (7) Ludlow (19) Worcester (19). All miles are approximate.

Education:

A terrific range of schooling can be found with easy access from the property. The local Upper Arley CofE VC Primary School is just over a mile away. The Bewdley School and Sixth Form Centre is just over 3 miles away from the property and holds a "Good" Ofsted Rating. There are outstanding independent prep schools such as Heathfield Knoll and Winterfold House School as well as independent secondary schools including Bromsgrove School.









**Accommodation Comprising Of:**

Porch, entrance hallway, cloakroom, study area, sitting room, conservatory, dining room, kitchen/diner, laundry, four-double bedrooms including two en-suites, main bathroom.

**Outside:**

Privy, four-bay garage and potting shed.

**Ground Floor Accommodation:**

A most spacious entrance hallway welcomes you into this impressive residence, featuring limestone flooring, ceiling and wall beams with doors leading to the sitting room, dining room, cloakroom and kitchen/diner. Limestone flooring leads into the delightful kitchen/diner with ceiling beams offers superb storage with wall and base units finished with granite work surfaces, featuring a single Belfast sink. The kitchen island offers further storage.. There is an integrated dishwasher, and room for free-standing appliances including fridge/freezer. In the dining area there are French doors to the rear garden. Leading from the kitchen is the laundry offering terrific storage with wall and base units, and room for a washing machine and tumble dryer. To the right of the entrance hall is the dining room with dual aspect, ceiling beams and a gas fire. Also accessed from the entrance hall is the spacious sitting room with ceiling beams, an inglenook home to a gas fire and leads into the well-proportioned conservatory boasting spectacular countryside views, French doors to outside.

**First Floor Accommodation:**

A fabulous oak staircase leads you to the fabulous gallery landing, with doors leading to all four double bedrooms and main bathroom. The generous sized master bedroom features ceiling and wall beams, extensive fitted wardrobes in the dressing area and an en-suite comprising of a jacuzzi bath with shower over, toilet and basin. Bedroom two is a superb sized double with dual aspect, ceiling and wall beams, fitted wardrobes and an en-suite comprising of a double shower, toilet and basin. Bedrooms three and four are also terrific sized doubles both with dual aspect, ceiling and wall beams and fitted wardrobes. Completing the first floor is the main bathroom featuring wall beams, comprising of a corner shower, toilet and basin.







*Life isn't about waiting for the storm to pass.  
It's about learning to dance in the rain.*



**Outside:**

Detached from the house is a four-bay garage, superb for storage and cars. With grounds extending to Circa 1.34 acres Oak Gables boasts a delightful garden home to an array of mature trees, established shrubs and spectacular views, where wildlife such as deer can frequently be spotted. The garden is home to an outdoor privy and potting shed, ideal for storage of garden equipment.

**Services:**

Mains water and electric. Private drainage. Oil fired heating, LPG serves two fireplaces and gas cooking hob.

Local Authority: Wyre Forest District Council

Council Tax Band: G

**Important Note to Purchasers:** Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

**Administration Deposit:**

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





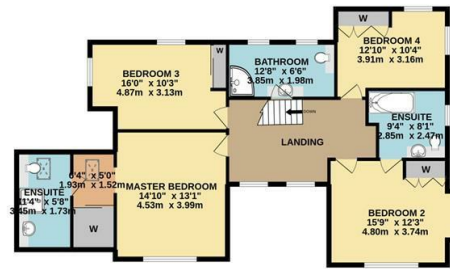




GROUND FLOOR  
2119 sq.ft. (196.9 sq.m.) approx.

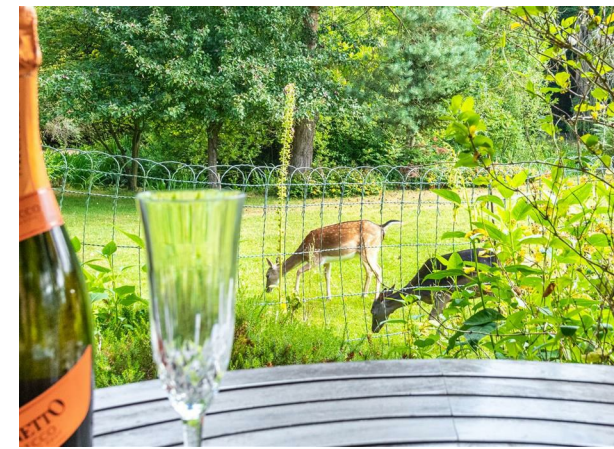


1ST FLOOR  
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 3211 sq.ft. (298.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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