



Paddock Cottage

Button Bridge | DY12 3AN



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The epitome of country living; this exquisite four bedroom country home with separate triple garage, boasts an impressive 3660 sqft of flexible accommodation with delightful grounds and is approached via a gated entrance.

This architect designed home integrates original stone and beautiful complimentary brick, with bespoke windows to create a light and airy feel throughout.

This rural hamlet of Button Bridge is located off the B4194 situated approximately 4 miles north west of Bewdley. Paddock Cottage is situated in the Shropshire parish of Kinlet. Button Bridge lies on the edge of the Wyre Forest, one of Britain's largest ancient woodlands of over 6,500 acres. The rural hamlet of Button Bridge is located off the B4194 situated approximately 4 miles north west of Bewdley. It is considered commutable to Kidderminster and the Midlands and for day to day facilities.

This picturesque location enjoys a glorious rural position surrounded by countryside with access to many walks and out riding.

Accommodation:

Entrance hallway, sitting room, study, open plan kitchen, dining and family room, snug, boot room, laundry, cloakroom, four bedrooms with en-suite to the principle and bathroom. Garden outbuilding, triple garage.

Ground floor accommodation:

The spacious, welcoming entrance hallway is finished with tiled flooring with oak doors leading to the sitting room, study, kitchen and cloakroom.





The sitting room is full of charm and character with a delightful fireplace and multi fuel log burning stove. There are french doors leading onto a south facing terrace and double oak doors opening into a well proportioned study. This room leads back to the hallway, creating a lovely sense of flow.

The kitchen dining family room has recently been completed after a two storey extension and really does offer the wow factor. The bespoke designed in-frame kitchen by multiwood features a plethora of storage cupboards with intricate design and attention to detail to include a fabulous butler breakfast pantry and an additional double door pantry. Finished with a breakfast bar island and quartz work surfaces. Fitted appliances include a full height fridge and freezer, rangemaster 'Elise' cooker with extractor, dishwasher and wine cooler. There is a dining area and seating area which is perfect for entertaining and wonderful to enjoy with family and friends. The snug, boot room and laundry, along with a cloakroom complete the ground floor accommodation.

First floor accomodation:

The landing leads to all four bedrooms and bathroom. All four bedrooms are beautifully appointed. The spacious principle bedroom suite offers extensive countryside views, with dressing area and space for wardrobes leading to en- suite shower facilities. There are three further double bedrooms with built in wardrobes and a bathroom with roll top bath and separate shower.

Outside:

The mature landscaped wrap around gardens include entertaining areas, fruit trees, greenhouse and raised beds, small natural pond, sheds and plenty of areas to sit and enjoy the surroundings. There is a garden office which could have other potential uses. To the front is a triple garage with office over.

Services:

Mains electric, water, oil fired heating, septic tank





Tenure:

We understand this property to be freehold.

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 of services and so cannot verify that they are in working order of fit for the 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.

Please note that viewings are strictly by appointment only on 01905 691043





Ground Floor measurements include first floor Annex
Approx. 246.8 sq. metres (2807.0 sq. feet)



Total area: approx. 340.4 sq. metres (3663.8 sq. feet)



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			96
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

RJ Country Homes
 Tel: 01905 691 043
 contact@rjcountryhomes.co.uk
 Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

