

Andrew Grant
PRESTIGE & COUNTRY



Marlborough House

Kidderminster, DY11 6AP

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6 Bedrooms 3 Bathrooms 3 Reception rooms

“Luxury living with this truly splendid period family home”...

Scott Richardson Brown CEO

- This splendid period family home features thoughtfully and well designed extensions that seamlessly combine timeless modern elegance with the charm of period details.
- Underfloor heating, exposed brick work and Velux windows combine to create a bright, airy, very stylish and luxurious garden room ideal for dinner parties and family gatherings a like.
- A master suite with stunning views of the gardens with two further double bedrooms serviced by a magnificent family bathroom make up the first floor living accommodation.
- The second floor comprises of three spacious double bedrooms, flooded with natural light through the period sash windows and a second sumptuous bathroom.
- Extensive in size and offering an excellent degree of privacy, the rear garden perfectly complements the grandeur of the residence, whilst the gravelled area to the front provides parking for at least four vehicles.

3,999 sq ft (371.5 sq m)

Offers in excess of £800,000





This exceptional family home combines the character of period features with the practicalities and style of modern design.

The timeless beauty of the original building harmoniously blends with contemporary styling, notably, a fantastic garden room, recently commissioned by the current owners, that is the ideal space for family gatherings and entertaining.

Beyond its character, there is much to admire about this home. The sheer scale of the accommodation and the extraordinary room sizes are among the highlights. Six incredibly large bedrooms, a lavish first-floor bathroom and two large sitting rooms with original feature fireplaces are perfectly complimented by a large family kitchen.

No majestic home is complete without a garden to match, and this one does not disappoint. Extensive in size and offering an excellent degree of privacy despite the proximity to the town, it perfectly complements the grandeur of this period family home.

The suburb of Blakebrook is a picturesque conservation area that features Victorian and Georgian properties whilst offering convenient access to both the town centre and surrounding countryside.





The hallway

The grand but welcoming reception hallway features original period Minton tiled flooring and the original elegant staircase. Doors to the sitting rooms and well-appointed family kitchen lead from the hallway.





The kitchen

This stylish and impeccably fitted kitchen is truly the heart of this home. Anchored by a chic central island with a Corian worktop the kitchen features a magnificent AGA nestled within the chimney breast.

With ample storage space, high-quality beech worktops and top-of-the-line Neff appliances, cooking becomes a pleasure rather than a chore.

The seamless connection to the garden room through a square archway enhances the kitchen's versatility, making it ideal for modern family living and entertaining alike.





The garden room

This high-quality extension offers uninterrupted views of the gardens, providing not only a relaxed seating area but also a dining area large enough to comfortably accommodate a large table and six chairs.



The high ceilings, large aluminium windows and two large Velux windows ensure the room is flooded with natural light, whilst an upright radiator and underfloor heating ensure its cosy whatever the time of year.

The exposed brick wall and grey aluminium double glazed windows and doors add a touch of modern sophistication to the space.





The sitting room

The first of the two magnificent sitting rooms is situated at the front of the ground floor and features an attractive fireplace complete with a multi-fuel stove.

The room is further enhanced by a large sash window, that ensures the room is bright and airy, luxurious parquet-style flooring and a column radiator.



The living room

Bathed in natural light from the two full-height sash windows that offer stunning views of the picturesque rear garden, the second sitting room features an elegant period fireplace, complete with a multi-fuel burner.

The ground floor accommodation is completed by a well equipped and practical utility room, a cloak room with WC and wash basin, a versatile storeroom in the lobby and a cellar that is currently utilised as a gym.



The first floor

The first floor accommodation comprises of the master bedroom with a well appointed en suite shower room, a family bathroom, two further double bedrooms, a large walk in linen cupboard and an additional WC with washbasin.



The master bedroom suite

The vast master bedroom is not only a sanctuary of indulgence and relaxation but features two large fitted wardrobes, two large cast iron radiators and two sash windows that provide enchanting views over the rear gardens.

The accompanying en-suite shower room features a 'Metro' tiled shower cubicle and a sash window that ensures the room is bright and airy.



Bedroom two

Bedroom two is a bright and airy double bedroom with a feature fireplace and a large sash window.



Bedroom three

Bedroom three is a large and versatile double bedroom, currently being utilised as a home office, but with the potential to be reconfigured as a playroom.



The family bathroom

The elegantly designed family bathroom features a classic roll top bath with claw feet and a large, tiled shower cubicle.

The large sash window floods the room with natural light whilst providing stunning views of the gardens and surrounding countryside.



Walk-in linen cupboard and separate WC

Completing the first-floor amenities are a spacious walk-in linen cupboard and a separate WC, that adds significant convenience and functionality to this floor.



The second floor

The second floor comprises of three exceptionally spacious bedrooms, all serviced by a well-appointed bathroom, ensuring every member of the household enjoys their own private space.



Bedrooms four, five and six

These bedrooms all benefit from large sash windows that flood them with natural light, down lighters, cast iron radiators and delightful original fireplaces.

Two of the bedrooms also feature fitted wardrobe space that provide ample storage for either clothes or toys.







The second floor bathroom

The bathroom on the second floor features a cast iron radiator, panelled bath, low-level WC and a skylight that bathes the space in natural light.



Gardens and grounds

The elegant period walling that encloses the mature gardens at the rear of this property maintains privacy and seclusion despite the relatively close proximity to the town centre.

Thoughtfully landscaped into distinct sections and each offering its own unique charm, the gardens combine with the modern garden room extension to provide a balance of indoor and outdoor living.



Whether you are seeking a peaceful retreat, a space for outdoor gatherings, or simply a place to reconnect with nature, this garden offers endless possibilities for relaxation and enjoyment.

An intriguing Greek-style pavilion adds a touch of sophistication whilst beyond the lawn, a useful shed and log store provide practicality.

Location

Nestled in this unique suburb of Kidderminster, Blakebrook is a conservation area steeped in history, boasting some of the town's most impressive Victorian and Georgian properties. Thanks to its conservation status, the area exudes a delightful timeless charm, with leafy surroundings adorned with mature trees.

Conveniently located, Blakebrook offers easy access to both the town centre and magnificent countryside, both of which are just a short stroll away. Families will appreciate the convenience of the close proximity to the Baxter College Secondary School, only a short walk from the property.

The bustling centre of Kidderminster lies just over a mile away, offering an array of shops and amenities, including high street stores, supermarkets, pubs and eateries. Excellent road and rail links connect the town to neighbouring towns and cities.

Outdoor enthusiasts will find several green spaces nearby, such as White Wickets Park off Franche Road, Habberley Nature Reserve, and the Staffordshire/Worcestershire canal.

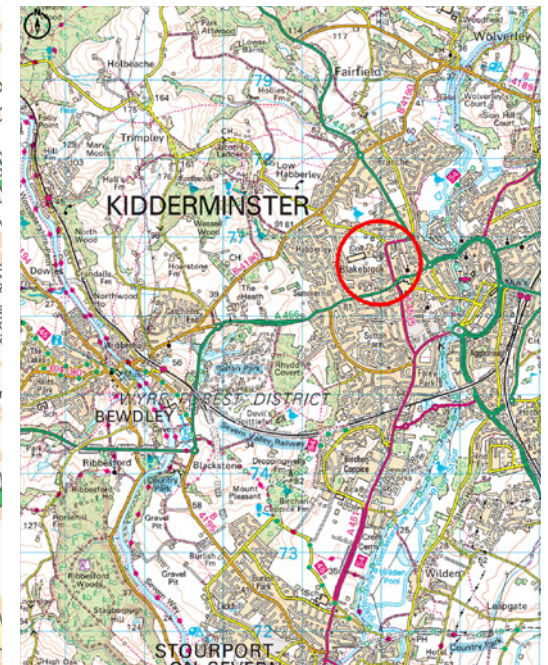
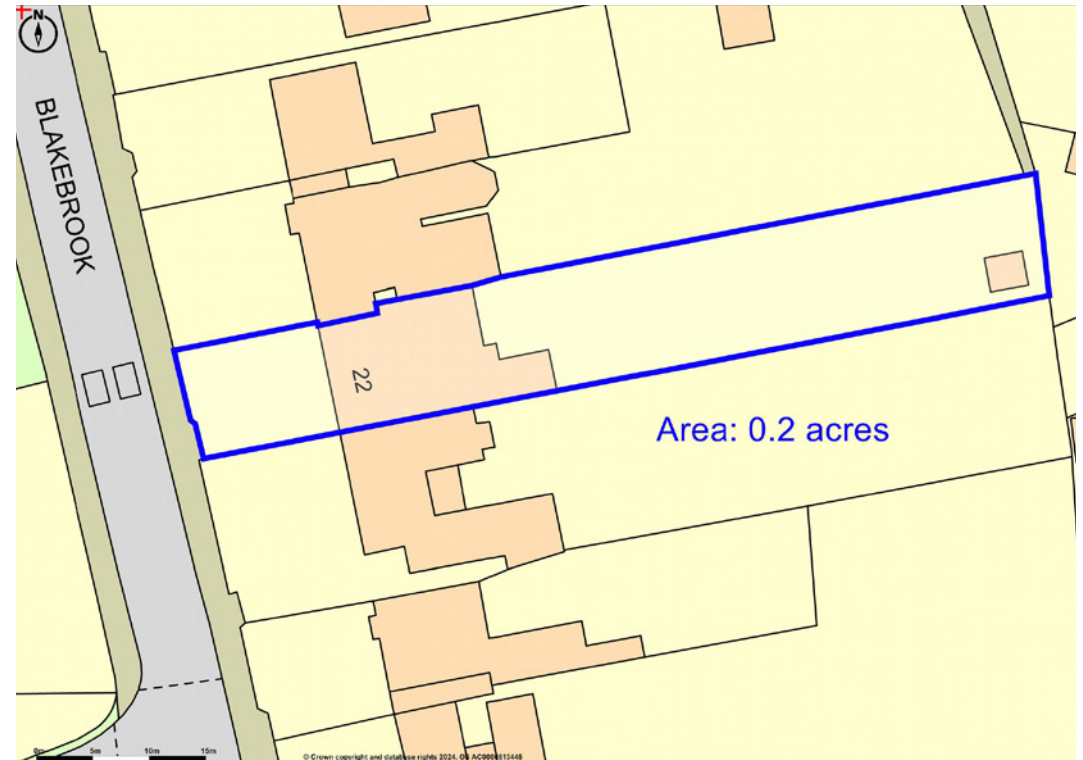
The canal offers miles of scenic tow paths that lead through the picturesque Worcestershire countryside to neighbouring towns and villages.

Services

Marlborough House benefits from mains gas, electricity, water and drainage, fast fibre broadband and a security alarm system.

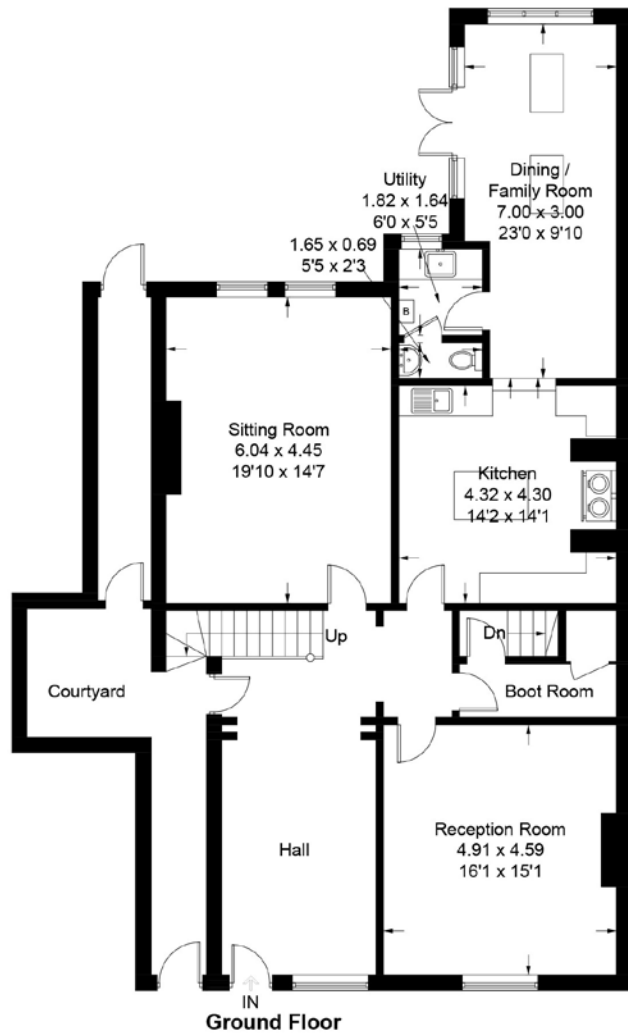
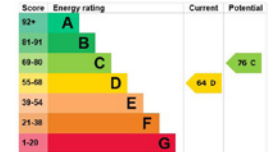
Council Tax

The Council Tax banding for this property is **Band G**

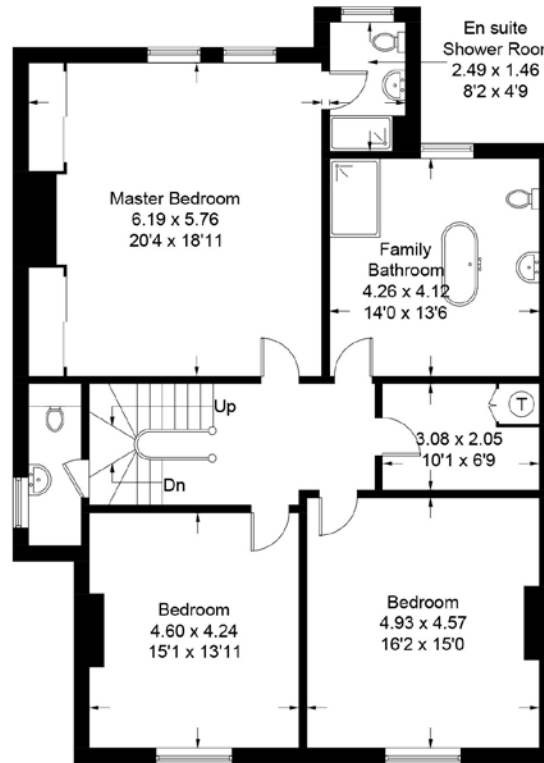


Marlborough House, Kidderminster

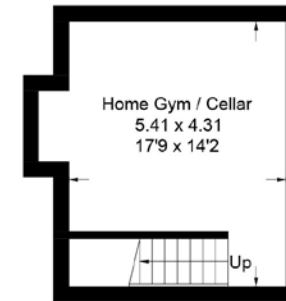
Approximate Gross Internal Area = 348.1 sq m / 3747 sq ft
 Basement = 23.4 sq m / 252 sq ft
 Total = 371.5 sq m / 3999 sq ft



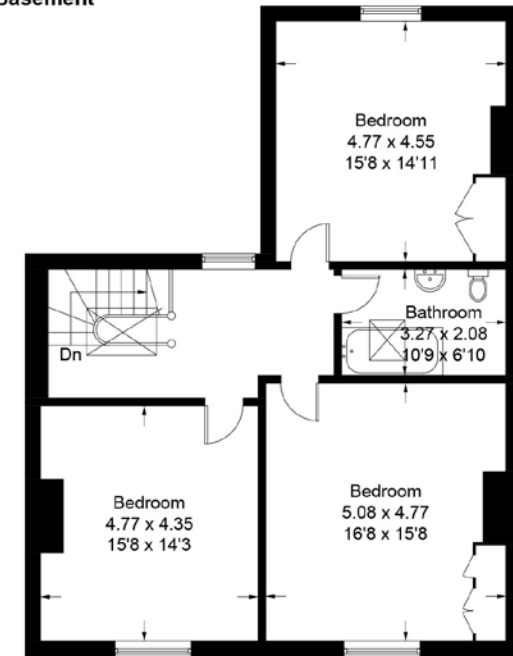
Ground Floor



First Floor



Basement



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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