

Andrew Grant
PRESTIGE & COUNTRY



27 Barnetts Lane

Kidderminster, DY10 3HJ

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5 Bedrooms 4 Bathrooms 3 Reception Rooms 0.3 Acres

“An exceptional one-off home”...

Scott Richardson Brown CEO

- An exceptional chance awaits to acquire this distinctive home, nestled in a prime location adjacent to Kidderminster Golf Course.
- The property sits beautifully in the centre of gated grounds totalling around one-third of an acre, with two balconies to the front and rear.
- The internal space of the house offers remarkable versatility, making it well-suited to accommodate a variety of needs under one roof.
- At the heart of this residence lies its spacious family kitchen, which flows beautifully onto the rear patio via sliding doors.
- For those who love to entertain, the living room, sitting room and snug all create a perfect ambiance for gatherings and social occasions.
- The five bedrooms all boast different luxury features, from en-suite shower rooms and dressing rooms, to built-in wardrobes and balconies.
- Enhancing this exquisite residence are the enchanting grounds, providing unparalleled privacy and seclusion in the expansive gardens.

3,684 sq ft (342 sq m)

Guide Price £925,000





This highly desirable residence sits beautifully in the centre of grounds totalling around one-third of an acre.

A rare opportunity to purchase this outstanding individual home situated in a premier location, bordering Kidderminster Golf Course.

Approached by an impressive, gated entrance off the lane, the property boasts two first-floor balconies, both affording splendid views of the gardens and leafy surroundings beyond.

The interior of the house offers a vast array of accommodation flooded with light from large picture windows. There is great adaptability and versatility to the internal space, enabling the house to cater to many needs all under one roof, whether for large families, multi-generational occupancy, home working, or a combination of these. The larger rooms will certainly delight those who love to entertain, while the smaller, cosier elements provide an inviting retreat, ideal for moments of quiet reflection.



Accompanying this exquisite residence are the most wonderful grounds, offering total privacy and seclusion. The front gardens overlook the golf course, whereas the rear gardens provide an excellent area for al fresco dining and enjoying the surroundings.



The driveway

Situated halfway along the quiet lane, the grand entrance to this property is via electric double gates with an intercom system linked to the house. A sweeping gravel driveway from here leads up to the private property and provides parking for a wealth of vehicles.



The double garage

The property boasts an integral double garage, complete with two electric up-and-over doors for easy access and equipped with power and lighting for added convenience.



The reception hallway

Once through the front door, one is greeted by a welcoming reception hall with a useful cloak's cupboard, doors leading to the ground floor accommodation and stairs ascending to the first floor.





The kitchen

The property benefits from a superbly spacious family kitchen situated at the rear of the ground floor, flowing beautifully onto the rear patio via sliding patio doors. The kitchen is well-appointed and offers a space that caters for entertaining, dining and cooking.



Laid to tiled flooring throughout and comprising matching wall and base units, a breakfast bar, effective plinth heater and a range of quality fitted appliances including a 'Neff' hob with an extractor above, 'Neff' double oven, dishwasher and space for a fridge-freezer.

The main feature of this kitchen are the sliding doors, which not only flood the space with natural light, but also open onto the rear patio. Particularly in the warmer months, this feature is convenient and perfect for al fresco dining with family and friends.



The utility room

Beyond the kitchen's dining area is a sizeable utility room laid to tiled flooring, with wall and base cupboards, a double sink, two doors leading outside and an internal door accessing the garage.





The sitting room

Another stand out room of the property is a superb bay-fronted sitting room, extensive in size and great for socialising. Centred around an attractive fireplace housing a gas fire and benefiting from an array of pleasant lighting that can be changed to suit the mood.



The snug

The snug is perfect in the summer months, as it features French doors leading out to the rear garden. The snug includes some useful shelving and a recess great for housing a TV.





The living room

There is a cosy living room opposite the sitting room, ideal for use as a media room for watching films or entertaining guests.



The study

Adjacent to the snug is a room which would make an excellent study, tucked away in a quiet corner and featuring a useful recess for housing computer equipment, printers and the like. This room enjoys a pleasant leafy view of the rear garden.



The first floor

The first floor of this property is equally impressive, complemented by two balconies and boasting an extensive range of bedrooms and bathroom facilities. Additionally, there are two delightful areas off the landing, suitable for use as further office and/or snug spaces.



The master bedroom suite

The exceptional master suite is incredibly spacious and flooded with light from a large picture window, framing views of the golf course beautifully. The master suite features an array of fitted furniture, including built-in wardrobes along one wall, a matching dressing table and drawers.



The en-suite shower room

The accompanying en-suite is equally as impressive, providing a luxurious shower room featuring downlighters, a towel radiator, tiled shower cubicle, tiled flooring and an attractive arched window.



Bedroom two

This is an excellent guest suite with fitted wardrobes along one wall and a window on the other, complete with an adjoining dressing room and en-suite shower room.



The en-suite shower room

The accompanying en-suite features a walk-in shower cubicle, a low-level WC, a washbasin set upon a vanity unit and an even larger freestanding vanity unit with a mirror which flows into the dressing room.



Bedroom three

The third bedroom benefits from ample floor space for freestanding furniture and has an adjoining en-suite shower room, as well as a balcony which provides pleasant surrounding views.



Bedrooms four and five

The fourth bedroom also enjoys access to the balcony via French Doors and boasts its own en-suite, whereas bedroom five features built-in wardrobes along one wall and a window on the other which floods the room with natural light.



The family bathroom

An exceptionally spacious and well-equipped family bathroom awaits, featuring a comprehensive suite. The bathroom is complete with a low-level WC, pedestal washbasin and a generously sized bathtub with a telephone-style shower attachment to the mixer tap.



Additionally, there is a separate shower cubicle. Tasteful wood panelling graces the walls and sides of the bathtub, while the shower cubicle walls are adorned with elegant tiling. The suite is further enhanced by recessed ceiling spotlighting and a convenient towel radiator.



The landings

The larger of the two landing areas is currently being used as an office and lends itself incredibly well to that purpose. At the far end of the landing is a second, cosier space, ideal as an evening seating area or library, particularly as it benefits from access to the rear balcony overlooking the secluded gardens.





Gardens and grounds

Accompanying this exquisite residence are the most wonderful grounds, offering total privacy and seclusion that allows residents to use all the gardens without being overlooked. They are beautifully

maintained, featuring large lawns and mature borders, along with several landscaped seating areas throughout the outdoor space. The front gardens overlook the golf course and feature outdoor lighting.

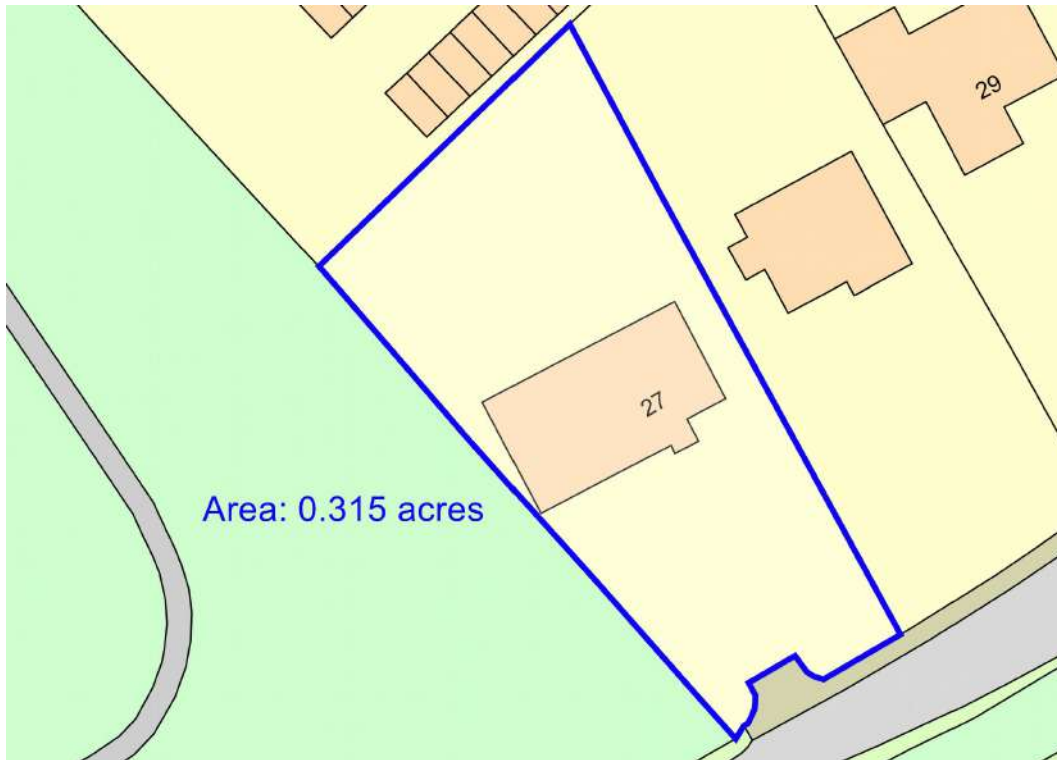


To the rear is an expansive garden providing an excellent area for al fresco dining and enjoying the green surroundings. It begins with a large stone patio bordered by a raised rockery and sleepers.

Steps from here lead to a spacious flat lawn, bordered by tidy box hedging and intersected by a winding resin pathway. This pathway culminates in a raised seating area tucked away in one corner.



Down the side of the property, there is a practical area housing sheds that serve as versatile storage units for tools, equipment and other essentials, adding both functionality and organization to the outdoor space.



Location

Barnetts Lane is widely regarded as one of Kidderminster's most revered locations, a leafy road that borders Kidderminster Golf Course and is home to some of the most prestigious properties in town, including this one.

This wonderful property being sold is particularly well-situated on Barnetts Lane, positioned in the centre of large, gated grounds that directly overlook the golf course to the front. Residents living here can enjoy the best of both worlds, benefiting from tranquil green surroundings and yet being within easy reach of the town and useful local amenities.

One such service at hand is Kidderminster train station, just a short walk away. It is a great asset for those who regularly commute and travel, providing a regular daily service to Birmingham, Worcester and London. The delightful Severn Valley Steam Railway also operates from here, offering relaxing railway journeys through the beautiful Worcestershire countryside.

The town centre of Kidderminster is just over one mile away from Barnetts Lane and has a lot to offer the local resident, including a good range of high street stores and supermarkets, riverside bistros and many pubs and restaurants.



Services

Mains gas, electricity and water.

Council Tax

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

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Approximate Gross Internal Area = 342.3 sq m / 3684 sq ft
(Including Garage)

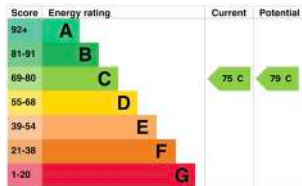
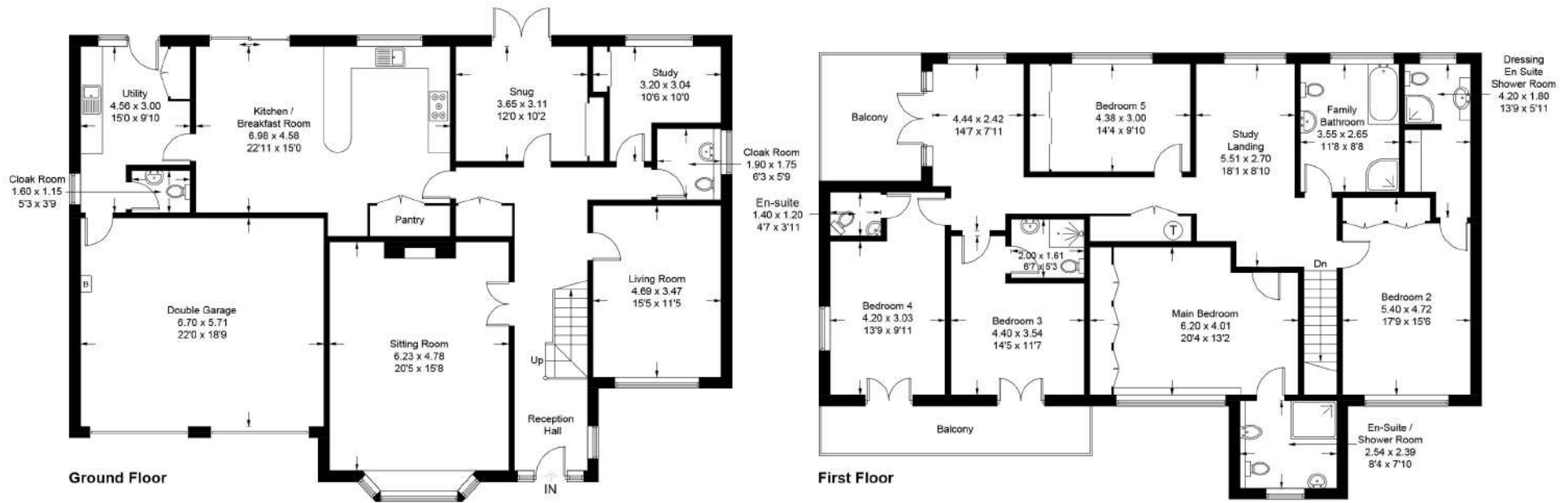


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