



Rosedale

21 Summerfield Lane, Kidderminster DY11 7SA

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 1,303 sq. ft.

KEY FEATURES:

- Extended period cottage
- Semi-rural location
- Picturesque views
- 0.71-acre plot bordering fields
- Multiple outbuildings
- Three double bedrooms
- Master bedroom with balcony
- Extensive rear garden
- Gated driveway
- Substantial parking

An extended period cottage on a substantial 0.71-acre plot bordering fields, perfectly positioned in a serene semi-rural location between Kidderminster and Hartlebury. This home features three double bedrooms, including a master suite with a private balcony.

This is a rare chance to own a detached cottage with expansive grounds nestled between Hartlebury and Kidderminster. This charming period residence has undergone significant extensions, providing spacious rooms throughout. The first-floor hosts three superb double bedrooms, with the sizeable master bedroom boasting a delightful rear balcony that offers stunning views of the countryside. The ground floor is well-appointed with two distinct living areas, a kitchen, utility room, a ground floor shower room and a convenient rear lobby.

Outside, the property features a substantial gravel driveway, multiple outbuildings and exceptionally large gardens that stretch approximately three-quarters of an acre. The gardens, flanking fields on the side and rear, present a peaceful rural setting and picturesque views towards Hartlebury.



Location

Summerfield Lane offers a charming no-through road nestled in a semi-rural location, perfectly positioned between Hartlebury village and Kidderminster. This property uniquely abuts fields at the rear, affording the home and garden a serene countryside backdrop and pleasant views.

Ideal for dog owners and walking enthusiasts, the area is rich with accessible public rights of way. These include a footpath that meanders through the fields directly behind the property, leading to an array of bridleways that stretch through the picturesque Worcestershire countryside, reaching quaint neighbouring villages like Shenstone and scenic spots such as Hartlebury Common. Conveniently, a country pub/restaurant lies just across Summerfield Lane, serving as a welcoming spot to refresh after a leisurely walk.

Just 2.5 miles away, the town of Kidderminster offers an array of amenities. Residents enjoy a variety of high street stores, supermarkets, and numerous dining and drinking establishments. For those who commute, Summerfield Lane is ideally situated with easy access to the nearby A449, which connects to the M5 motorway, providing efficient routes to Worcester and Birmingham. Additionally, Hartlebury train station, located about 2.6 miles from Summerfield Lane, offers regular train services to both Birmingham and Worcester, enhancing the convenience for regular commuters.

Description

Upon entering through the front door, one finds themselves in a welcoming entrance hall, complete with a convenient under-stairs cupboard and doors that lead to the various rooms on the ground floor.

To the left of the hall lies a charming living room, anchored by a striking working fireplace with a cast iron inset and ornate surround. The room also offers delightful views over a paddock at the front, adding to its appeal.

Situated at the front of the ground floor, the kitchen boasts similarly pleasing rural views. It is well-equipped with a breakfast bar, matching wall and base units, downlighters and built-in appliances including an oven, hob and extractor, with additional space and plumbing ready for a dishwasher.

Adjacent to the kitchen is a separate utility room that provides extra space and plumbing for additional appliances.



At the back of the ground floor, a cosy second sitting room seamlessly connects to the property's rear through French doors. This inviting space is further enhanced by a fireplace containing a living flame electric fire set within.

There is a fully tiled ground floor shower room featuring a pedestal washbasin, low-level WC and shower cubicle.

Completing the ground floor is a useful boot room, which houses the Worcester central heating boiler and offers access to the back via a door.



First Floor

The first floor is accessed via a landing featuring a loft hatch and stunning rural views to both the front and rear.

The large master bedroom is notably bright, with sliding doors leading out to a balcony that overlooks the surrounding countryside. The balcony, covered with astro turf and including wrought iron balustrades, provides a perfect spot to enjoy the vistas.

Bedroom two, located at the rear of the first floor, enjoys wonderful rural views and includes built-in storage space.





Bedroom three faces the front fields and is a spacious double room equipped with loft access.

All three bedrooms are served by a large family bathroom that includes a tiled shower cubicle, panelled bath, pedestal washbasin, low-level WC and downlighters.

Gardens and Grounds

The outdoor space accompanying this property is exceptional, ideal for those seeking expansive gardens and ample parking. Access to the rear is via a gated driveway that runs alongside the cottage, leading to a large gravelled area suitable for multiple vehicles, including caravans and motorhomes.

The extensive grounds, totalling approximately 0.71 acres, offer a delightful array of features. These include a small orchard with a variety of fruit trees, sweeping lawns that could serve as paddocks and a secluded wooded copse. At the far end of the property, a summerhouse provides optimal views, complemented by a gravelled seating area. The property also includes several useful outbuildings, such as a concrete garage with an inspection pit, multiple sheds, and two greenhouses, enhancing its appeal for families, garden enthusiasts and animal lovers alike.



Services

Mains gas, electricity, water and drainage.

Private solar electricity.

Broadband is available at this property.

Council tax band - D.



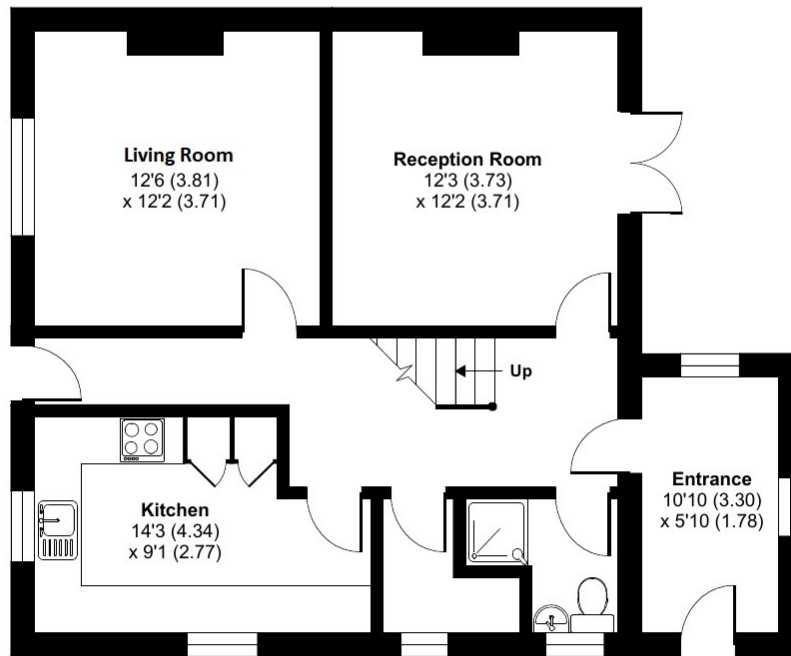




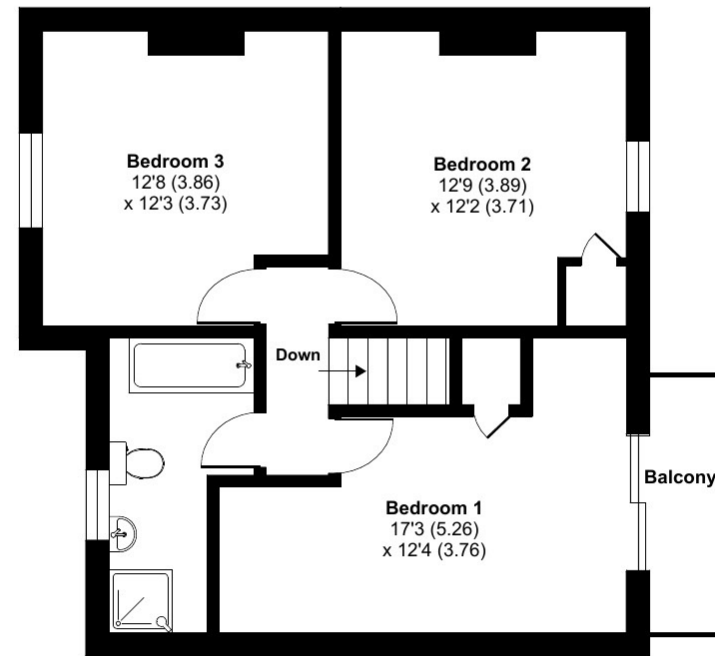
Summerfield Lane, Kidderminster, DY11

Approximate Area = 1303 sq ft / 121 sq m

For identification only - Not to scale



GROUND FLOOR



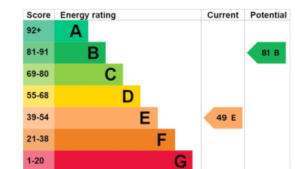
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1136890



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