



## Lawnswood House

Mamble, DY14 9JL

Andrew Grant



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**4 Bedrooms    2 Bathrooms    2 Reception Rooms**

A charming and spacious four-bedroom detached home in the heart of Mamble, offering countryside tranquillity, modern convenience and excellent living space for families, with stunning rear views over open countryside.

- Beautifully presented four-bedroom detached home with generous living space.
- Expansive living room with feature fireplace and easy garden access.
- Large kitchen and breakfast room with ample storage and worktops.
- Beautifully kept garden with space for all outdoor needs, featuring multiple patio areas, a lawn and mature greenery, all complemented by stunning countryside views to the rear.
- Large driveway and double garage providing parking for multiple vehicles.
- Situated in the quaint and idilic village of Mamble.

1987 sq ft (184.6 sq m)







## The living room

A stunning reception room boasting a feature brick fireplace with a wood-burning stove, creating a cosy and inviting atmosphere. Large windows and French doors frame views of the garden and allow natural light to fill the room.











## The kitchen

The well-appointed kitchen and breakfast room provides an abundance of space for cooking and dining. Featuring ample storage, generous worktops and fitted cabinetry, this kitchen is both functional and stylish. The peninsula island adds additional workspace, making meal preparation a pleasure. The windows flood the room with natural light and a seamless connection to the utility room enhances practicality.







## The utility

A highly functional space, the utility room is conveniently positioned off the kitchen, offering additional storage and worktop space. Equipped with a sink, ample cabinetry and plumbing for laundry appliances, it is designed to accommodate household chores with ease. The direct access to the rear garden and the double garage ensures practicality, making it the perfect space for managing laundry, muddy boots or pet care while keeping the main kitchen area tidy.





## The dining room

Perfect for entertaining, the dining room offers a bright and airy atmosphere with French doors leading to the garden. The space comfortably accommodates a large dining table, ideal for family gatherings or dinner parties. With its elegant proportions and easy access to the kitchen, this room provides a refined yet practical setting for dining and socialising.





## The downstairs cloakroom

The downstairs cloakroom is a well-considered space with modern features and fittings. The WC and sink are finished to a very high standard, with stylish built-in vanity units and wood-effect flooring.





## The principal bedroom

The generously sized principal bedroom benefits from an en suite bathroom. With its large window allowing for plenty of natural light, this bedroom is a peaceful retreat, offering both comfort and functionality. The en suite features modern fittings and a bathtub, providing a private sanctuary for relaxation.







## The en suite bathroom

The en suite to the principal bedroom is a luxurious, high-quality wet room designed for both functionality and style. Featuring a sleek bathtub and a separate walk-in shower with a rainfall shower head, it provides a spa-like experience within the home. The premium tiling and contemporary fixtures enhance the elegant feel, while dual windows ensure plenty of natural light.







## The second bedroom

A spacious double bedroom, bedroom two enjoys lovely views of the surrounding countryside. Built-in storage enhances the practicality of the room, making it an ideal space for guests or family members.





## The third and fourth bedrooms

These well-proportioned bedrooms have ample space for a bed and additional furniture. They're bright and welcoming, offering lovely rear views of the garden and surrounding countryside. Whether used as bedrooms, guest rooms or home offices, they offer flexibility to suit a variety of needs.







## The wet room

The high-quality wet room is a beautifully finished space designed for both convenience and style. A walk-in shower offers a luxurious experience, complemented by contemporary tiling that enhances the sleek aesthetic. A built-in vanity unit with ample storage, a large illuminated mirror and a heated towel rail add both practicality and comfort. A large window allows natural light to brighten the room while maintaining privacy, making this an elegant and well-appointed addition to the home.







## The garden

The beautifully landscaped garden is a serene retreat, offering a mix of mature planting, lush lawns, patio spaces and charming seating areas. Thoughtfully designed to provide year-round interest, the garden features a variety of trees, shrubs and flowerbeds, creating a vibrant outdoor space. Various patio seating areas provide ideal spots to enjoy the picturesque countryside views, making this a true highlight of the property.











## The double garage

The property benefits from a spacious driveway providing ample off-road parking for multiple vehicles. The double garage offers excellent additional storage or secure parking, with a covered entrance adding convenience. The driveway is framed by mature hedging and landscaping, enhancing both privacy and kerb appeal. Whether used for vehicles or as a workshop space, the garage and driveway provide practical and versatile solutions for modern living.



## Location

Mamble is a picturesque village in the Malvern Hills District, situated between Bewdley and Tenbury Wells. The village is home to a historic 13th-century sandstone church and the charming 17th-century Sun & Slipper Inn. A regular bus service connects Mamble to Bewdley, Kidderminster and Tenbury Wells. Everyday essentials can be found in the nearby village of Clows Top, which offers a butcher's shop and a village store with a Post Office.

For outdoor enthusiasts, an abundance of scenic walks is available right on your doorstep, with numerous public footpaths leading through the surrounding countryside. The popular Live and Let Live pub in Neen Sollars is just a 30-minute walk away, making for a pleasant countryside stroll.

The historic market town of Tenbury Wells, located six miles away, features a bustling high street with independent shops, a cinema, a supermarket and a selection of restaurants. Meanwhile, the riverside town of Bewdley, just eight miles away, offers a vibrant selection of pubs and eateries overlooking the River Severn, as well as opportunities for water sports. Kidderminster, provides a mainline train station with direct services to Birmingham, ideal for commuters.

Worcestershire is home to a variety of outstanding schools in both the public and private sectors. The Cathedral City of Worcester offers esteemed institutions such as the Royal Grammar School and King's School, ensuring excellent educational opportunities.

## Services

The property has mains water and electricity, an LPG above-ground tank for heating and hot water, a Valiant Combi Boiler and a septic tank for waste management.

## Council Tax

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





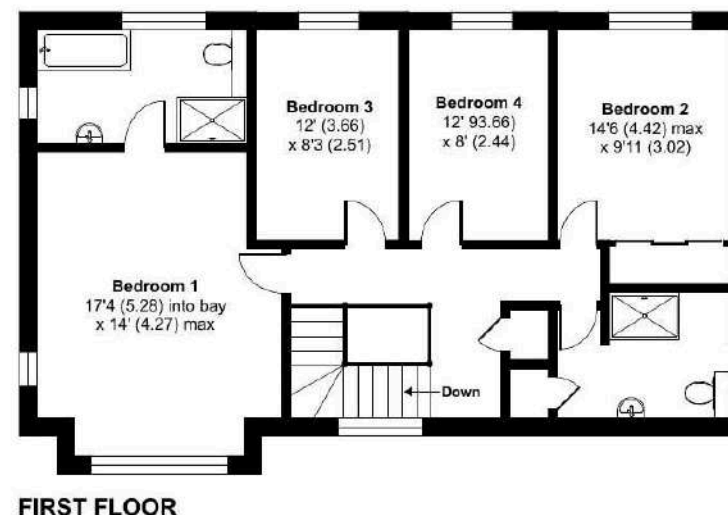
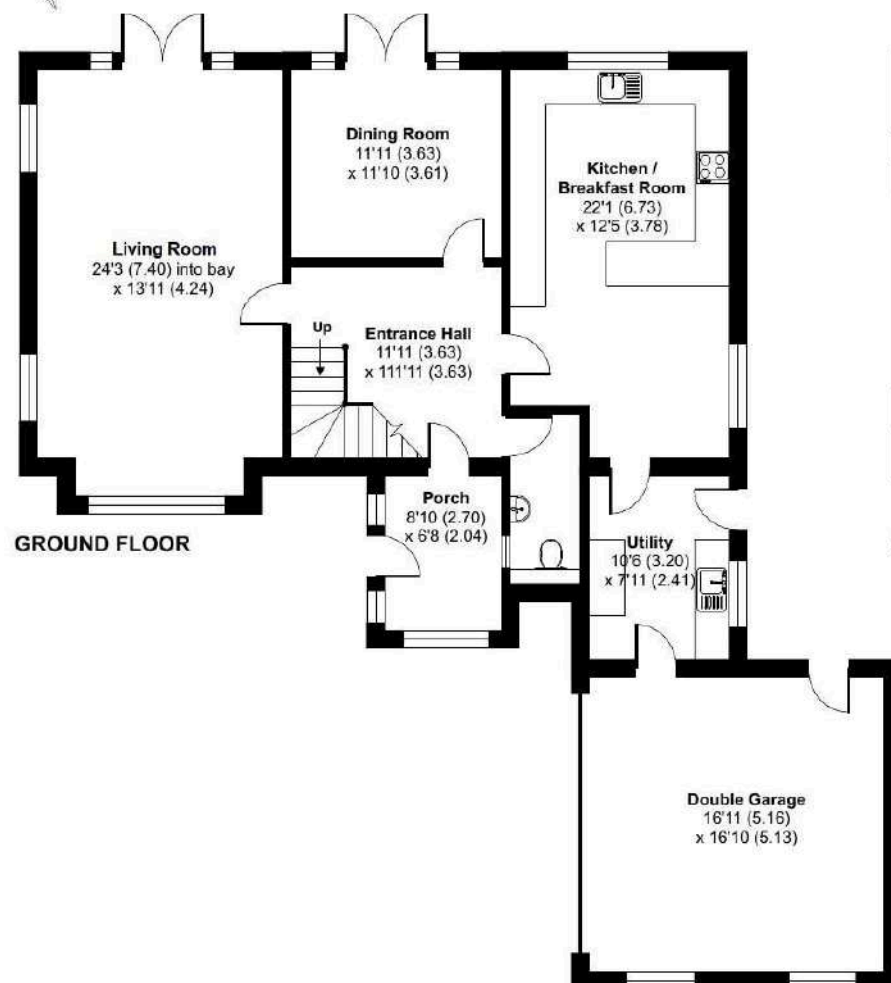
# Lawnswood House, Mamble, Kidderminster, DY14

Approximate Area = 1987 sq ft / 184.6 sq m

Garage = 283 sq ft / 26.3 sq m

Total = 2270 sq ft / 210.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	51 E
1-20	G		





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