

Andrew Grant
PRESTIGE & COUNTRY



Christmas Cottage

Button Oak, Kinlet DY12 3AG



Christmas Cottage

Button Oak, Kinlet DY12 3AG

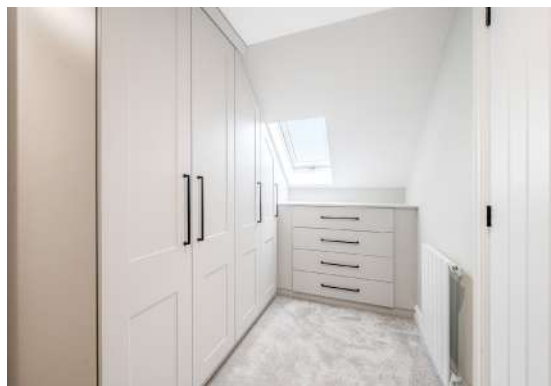
3 Bedrooms 3 Bathrooms 2 Reception Rooms

“A beautifully finished brand-new dormer cottage-style home in a tranquil countryside location, featuring modern interiors, spacious living areas and stunning woodland views....”

Scott Richardson Brown CEO

- A superb brand-new three-bedroom dormer cottage-style home offering versatile accommodation to suit a variety of buyer needs.
- An impressive open-plan kitchen and dining area, perfect for entertaining, with bi-fold doors showcasing stunning Wyre Forest views.
- The welcoming hallway offers a bright entrance with a stylish staircase and glass balustrade leading to the main living areas.
- The principal bedroom, spanning the whole first floor, offers a private retreat with a dressing area and en suite featuring twin basins and a walk-in shower.
- The generous rear garden enjoys uninterrupted countryside views, with a raised patio area perfect for outdoor dining.
- A spacious driveway provides ample off-road parking, leading to a well-sized garage with internal access to the house.
- Located in the picturesque village of Button Oak, close to Bewdley and the Wyre Forest.

1652 sq ft (153.4 sq m)





The kitchen/dining room

The kitchen is a stunning feature of the home, designed with fashionable Shaker-style units and a quartz-topped island as the centrepiece. Two sets of bi-fold doors flood the space with light and offer breathtaking views of the Wyre Forest. Downlighters and herringbone flooring complete the stylish look, making this room the true heart of the home.





The utility room

Off the kitchen, a useful lobby leads to a high-spec utility room with Shaker-style units, space and plumbing for appliances and a stable door opening onto the rear garden.



The living room

To the left of the hall, a welcoming living room features a high ceiling with a skylight, a wood-burning stove set in the corner and a window to the front framing lovely views over open fields.





The shower room

This practical shower room is ideal for those returning from forest walks. Featuring streamlined fitted furniture incorporating storage, a wash basin and low-level WC, it is finished with a chrome towel radiator and a walk-in shower backed by stylish light grey subway tiles.



The hallway

The property is approached via an attractive oak-framed canopy porch leading to an expansive reception hall. Contemporary lighting and a stylish staircase enhance the space, while herringbone flooring flows through much of the ground floor, creating a cohesive and elegant aesthetic.



The principal bedroom

A spacious and private principal bedroom occupying the entire first floor with dual-aspect windows, offering a peaceful retreat with countryside views. This well-proportioned room is complemented by an adjoining dressing area and a luxurious en suite.





The principal en suite

A luxury en suite shower room, cleverly designed to maximise space. A central shower enclosure is finished with stylish tiling, flanked by streamlined fitted furniture incorporating twin sinks, LED-lit mirrors and high-quality fixtures.





The second bedroom

To the right of the hallway, a generously sized room offers flexibility, suitable as a bedroom, sitting room, or snug. It benefits from attractive views to the front.



The third bedroom

A light and airy room at the rear of the ground floor, featuring French doors that open onto the rear terrace and stunning views of the Wyre Forest nature reserve. This space can serve as a living room or a downstairs bedroom, particularly as the main bathroom is conveniently next door.



The bathroom

A beautifully styled ground-floor bathroom featuring a freestanding bath, a tiled corner shower enclosure, a chrome towel radiator and a vanity unit, combining elegance with practicality.



Rear garden

A large rear garden directly bordering the Wyre Forest, offering wide-angle views of the woodland. A raised terrace provides an ideal setting for al fresco dining and entertaining, stepping down to a spacious lawn bordered by low-level fencing to enhance the surrounding scenery.





The driveway and garage

The property is well set back from the road behind a substantial gated driveway, newly laid to a mixture of block paving and gravel. This offers ample parking for multiple vehicles. The well-sized garage provides additional storage and parking space, with an internal door linking to the main house for convenience.



Location

Situated in the sought-after village of Button Oak, this home enjoys a peaceful countryside setting while being within easy reach of Bewdley and the Wyre Forest.

The area offers excellent walking trails, charming local pubs and convenient road links to nearby towns. The historic riverside town of Bewdley is just a short drive away, offering a range of independent shops, restaurants and leisure activities.

There are excellent opportunities for outdoor pursuits, including walking, cycling and horse riding through the Wyre Forest and along the River Severn.

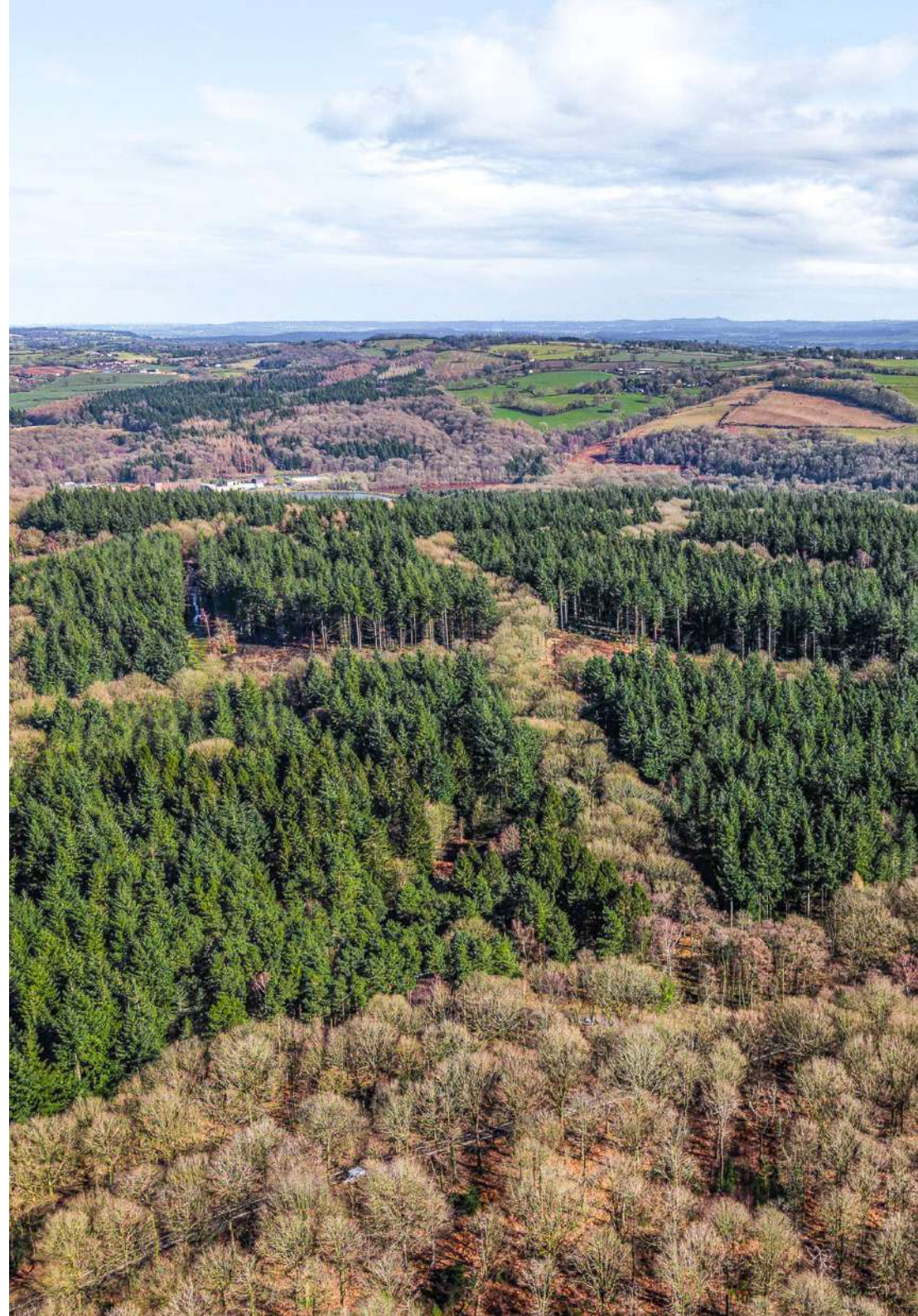
Local schools, including Bewdley Primary and The Bewdley School, provide quality education options, while transport links offer easy access to Kidderminster, Worcester and Birmingham for commuters.

Services

The property benefits from underfloor heating throughout the ground floor, liquid propane gas, mains electricity and water and a septic tank. Private electric solar panels have also been fitted for sustainable energy use.

Council Tax

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



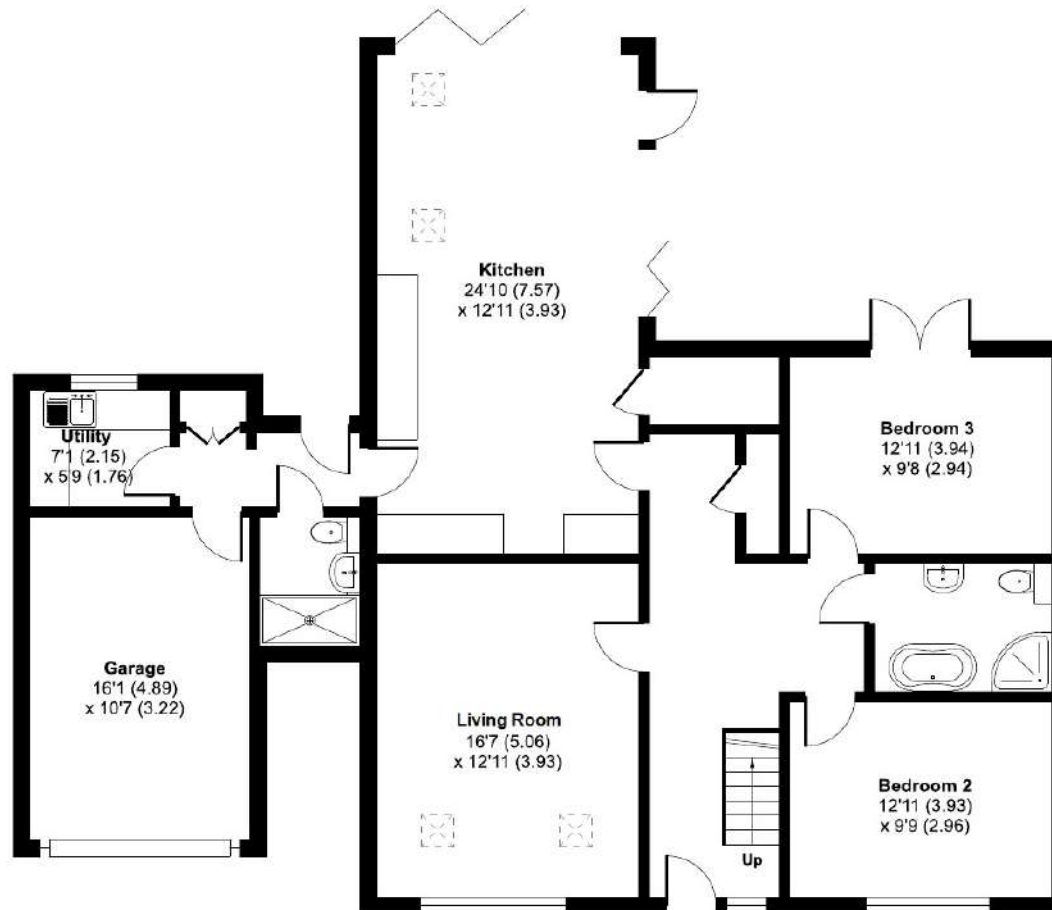
Button Oak, Kinlet, Bewdley, DY12

Approximate Area = 1652 sq ft / 153.4 sq m (excludes void)

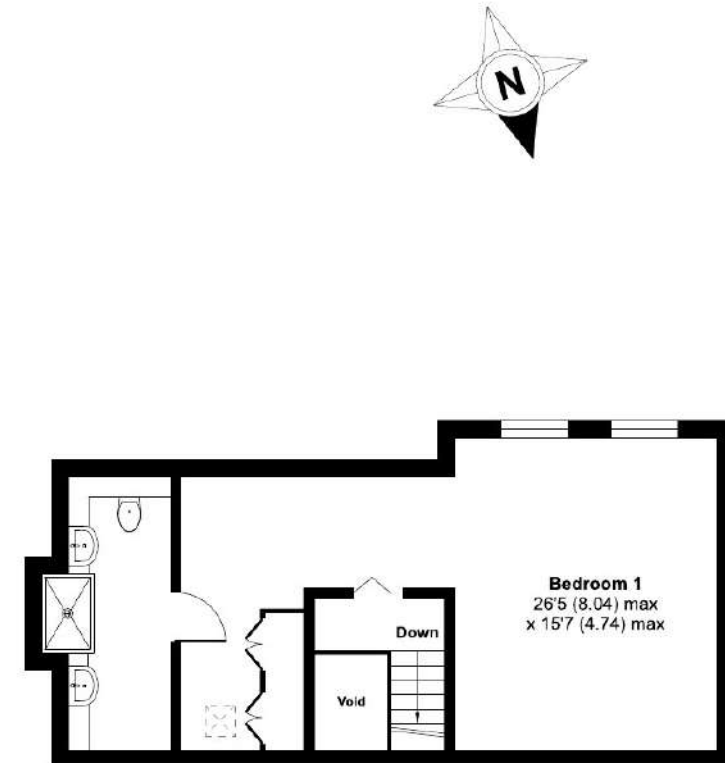
Garage = 174 sq ft / 16.1 sq m

Total = 1826 sq ft / 169.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1250592



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.

