



## 24 The Lea

Kidderminster, DY11 6JY

Andrew Grant

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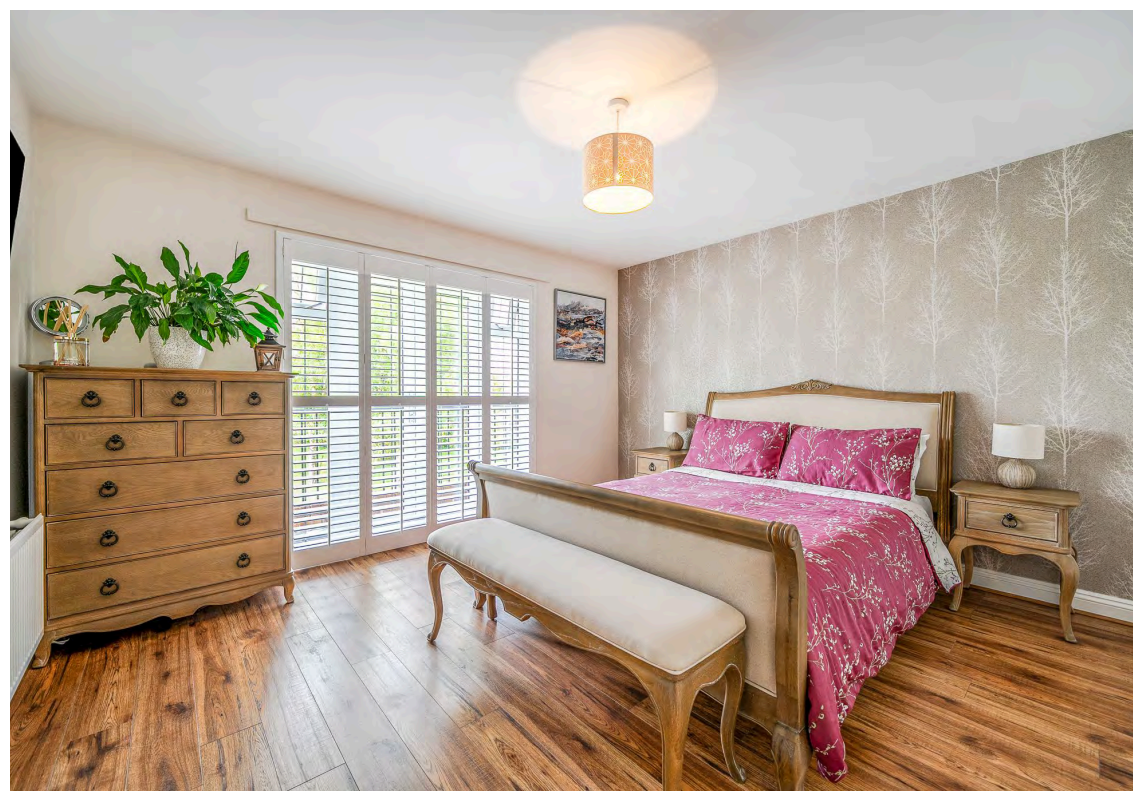
**5 Bedrooms    2 Bathrooms    4 Reception Rooms**

An exceptional five-bedroom home enjoying far-reaching countryside views, extended and enhanced to a superb standard, situated on a private road on the rural fringes of Kidderminster.

- Amazing open-plan kitchen, living and dining spaces with Velux skylights and bi-fold doors.
- Superb master bedroom with Juliet balcony and stunning rural views.
- Private landscaped rear garden with tiered patio and entertaining spaces.
- Expansive driveway and double garage with two electric roller doors.
- Desirable semi-rural location with countryside walks and amenities close by.

Occupying a privileged position towards the end of a private road, this stunning five-bedroom home directly borders open fields with captivating views across to the Clee Hills. The accommodation is of outstanding quality, substantially extended and improved to create a wonderful blend of traditional and contemporary spaces. At the heart is a magnificent open-plan kitchen with vaulted ceiling, flowing into versatile living and dining areas ideal for modern family life. The impressive master suite features a Juliet balcony taking full advantage of the rural outlook. Neatly presented gardens, an expansive driveway and a double garage complement the superb internal space. The location provides easy access to Kidderminster, Bewdley and scenic walking routes through nearby countryside, including a short walk to West Midlands Safari Park.

**2070 sq ft (192.3 sq m)**





## The kitchen

The heart of the home is the open-plan kitchen featuring dove grey Shaker-style units, Corian surfaces, underfloor heating and integrated Bosch and Smeg appliances. A pantry provides excellent storage, while a utility room houses the Worcester boiler and provides access to the garage and garden.





## The family room

Located off the open-plan kitchen, the family room is ideal for relaxing or casual entertaining, featuring underfloor heating and bi-fold doors flowing out onto the rear garden.



## The dining room

Located just off the kitchen area, the dining room offers a flexible formal or family space, currently housing the property's CCTV equipment.



## The garden room

A fantastic addition, this light and airy space benefits from a Velux skylight and French doors to the garden. Currently used as a home office, it could equally serve as a snug or additional family room.



## The reception room

This inviting front-facing room benefits from quality oak flooring and a stylish media wall with living flame fire. Multi-aspect windows, including a beautiful bay, frame glorious views across the adjoining countryside.





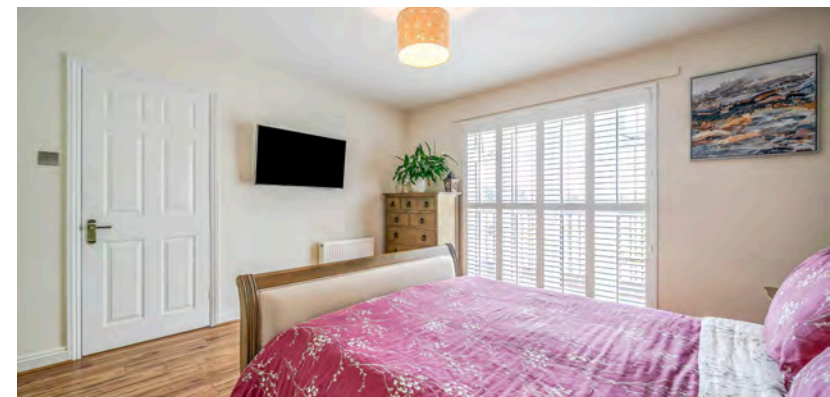
## The hallway

A welcoming hallway laid with Karndean herringbone flooring and featuring a bespoke oak staircase creates an impressive first impression. Doors lead to the main living spaces and a walk-in coat cupboard offers practical storage. A well-appointed cloakroom with vanity unit and Karndean flooring completes the ground floor facilities.



## The primary bedroom

The superb master bedroom features French doors with Venetian shutters opening to a Juliet balcony. Rural views stretch across the fields towards the Clee Hills, creating a truly special outlook.





## The primary en suite

A luxurious, fully tiled en suite complements the master bedroom with a shower enclosure, vanity unit and low level WC, offering a serene private space.



## The second bedroom

A generous double bedroom overlooking the rear garden, providing a peaceful retreat with excellent proportions for furnishings and storage.



## The third and fourth bedrooms

Another spacious double bedroom overlooking the garden, the third bedroom has the added benefit of a built-in wardrobe offering practical storage space. Currently utilised as an office, the lovely fourth bedroom also enjoys views over the garden and offers a versatile space.





## The dressing room/fifth bedroom

Situated off the landing with stunning views over the surrounding countryside, this useful space provides extensive built-in storage with stylish floor-to-ceiling wardrobes, ideal as a dedicated dressing area, additional storage space or fifth bedroom.



## The bathroom

The well-appointed family bathroom features a luxurious corner spa bath, separate shower cubicle, chrome towel radiator, vanity unit and WC, beautifully finished throughout.



## The garden

The private rear garden has been beautifully landscaped, offering a central lawn bordered by mature shrubs and tiered patios including a raised dining area, perfect for entertaining and family enjoyment.





## The driveway and parking

The four-car driveway provides excellent off-road parking, bordered by attractive planting including a mature magnolia tree, and leading up to the house and double garage. The integral double garage is equipped with two electric roller shutter doors and provides ample space for vehicles, storage or workshop use, with internal access via the utility room.





## Location

The property enjoys a special location on the rural fringes of Kidderminster, part of a small and exclusive private road bordering amazing rolling countryside to the front. The open aspect affords the property with far reaching views across fields to Bewdley and the Cleve Hills beyond.

This peaceful location provides the best of both worlds, with town and countryside right on the doorstep. For those who love getting outdoors this is a great spot to be, with numerous nature reserves nearby, including Blackstone Nature Reserve and Habberley Valley Nature Reserve. West Midlands Safari Park is also a short walk away, ideal for family days out. The area provides a wild oasis with lots of pathways leading to nearby Stourport and Bewdley. The celebrated Severn Valley heritage railway also passes through the reserve on it's way from Kidderminster to Bewdley which is a lovely sight to behold.

Residents who live on The Lea are spoilt for choice when it comes to accessing nearby towns and amenities, with the town centre of Bewdley 2 miles from here and Kidderminster just 1.5 miles. Bewdley is a charming riverside town with lots to see and do, home to a wealth of pubs and waterfront eateries and the gateway to Wyre Forest nature reserve.

Kidderminster is full of useful shops and amenities, including a wide range of supermarkets and high street stores and great for commuters with the train station providing an excellent service to Worcester, Birmingham and London.

## Services

The property benefits from mains gas, electricity, water and drainage

## Council Tax

The Council Tax for this property is Band G





## Agent Note

The property is situated on a private road, maintenance of which is the responsibility of the various home owners. A management company is in place to oversee this and each resident pays £144 twice yearly towards the upkeep of the roadway and communal spaces. Each homeowner is also tasked with maintaining the green space directly opposite the front of their property. As part of the management set up, homeowners are not permitted to locate caravans, boats, motorhomes or larger vans on their driveway or the green space opposite.

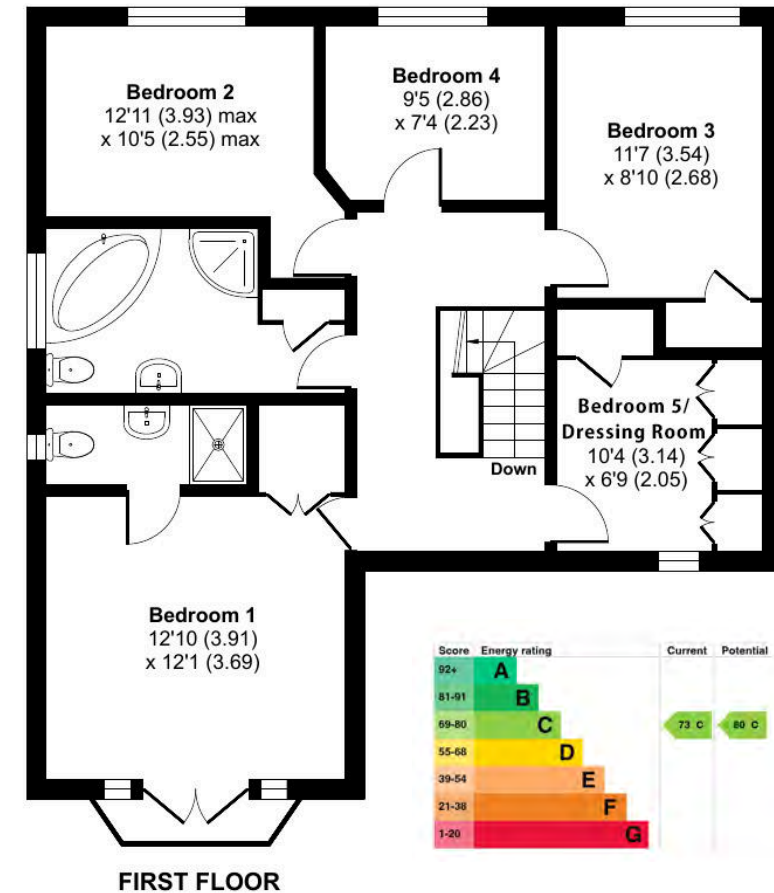
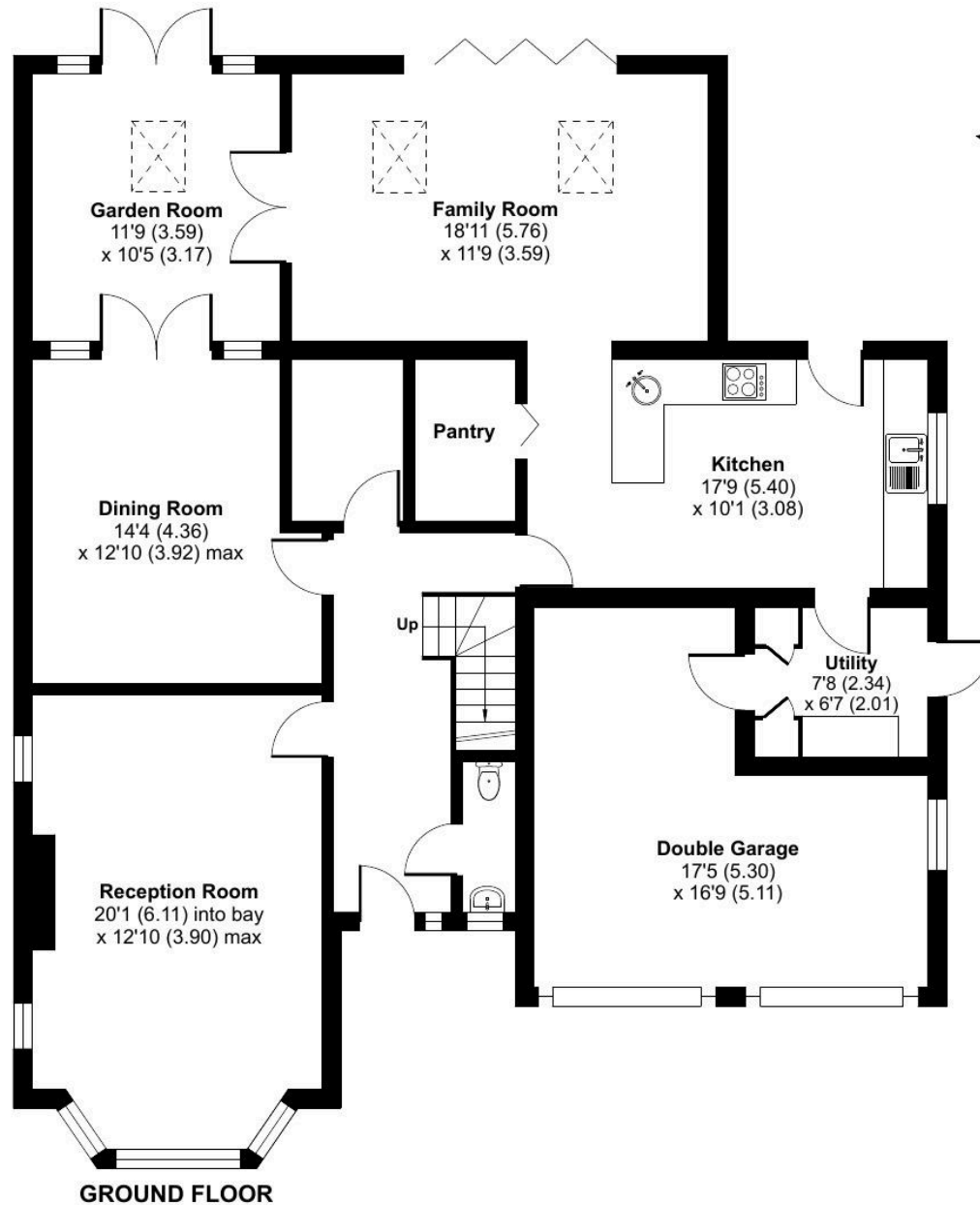
# The Lea, Kidderminster, DY11

Approximate Area = 2070 sq ft / 192.3 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 2299 sq ft / 213.5 sq m

For identification only - Not to scale



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: 1281034



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