



## Wychbold House

10 Carters Gardens, DY11 6LR

Andrew Grant



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**5 Bedrooms    3 Bathrooms    4 Reception Rooms**

A beautifully appointed and generously proportioned five-bedroom family home, set across three floors, featuring multiple reception rooms, spacious modern kitchen-diner, luxurious master bedroom suite and a landscaped garden with garden room.

- A beautifully presented and spacious five-bedroom family home arranged over three floors, offering flexible living and an exceptional standard of finish throughout. Built by renowned builders 'David Wilson', part of a small and exclusive development.
- Impressive master bedroom with a dressing room and private en suite bathroom.
- Generous kitchen-diner and separate dining room, ideal for family life and entertaining.
- Multiple reception rooms including a large living room and a versatile snug, perfect as a second sitting room or home office.
- Landscaped rear garden with patio terrace, lawned area and a stylish garden room – ideal for relaxation, play, or home working.
- Double garage and ample driveway parking to the front of the property.
- Situated in a desirable residential development Carters Gardens, with excellent transport links, amenities and countryside nearby.

**3256 sq ft (302.6 sq m)**

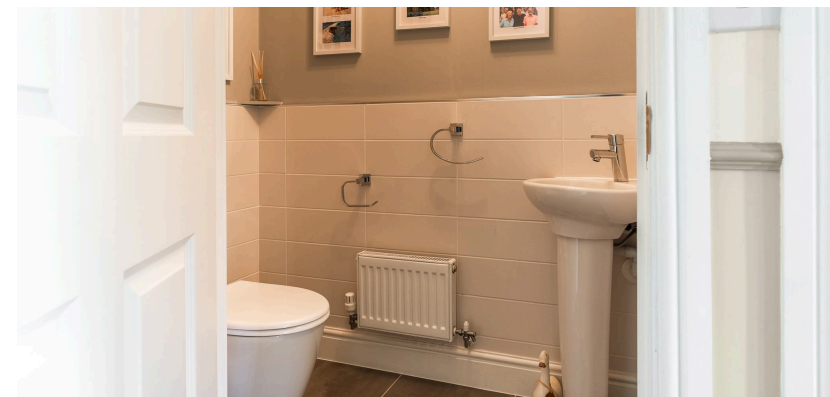






## The entrance hall & cloakroom

A warm and welcoming entrance hall sets the tone for the rest of the home, featuring wood flooring and a sweeping staircase rising to the first floor. In the handy under-stairs cupboard there is plenty of space for coats and shoes. A convenient guest cloakroom is neatly tucked away, fitted with a modern white suite including a WC and pedestal wash basin, complemented by half-tiled walls.







## The kitchen

This superbly appointed kitchen is both stylish and highly functional, featuring granite worktops, integrated appliances and a central island with seating. Generous cabinetry and worktop space provide excellent storage and preparation areas, while windows overlook the rear garden, flooding the space with natural light. Just off the kitchen, the utility room offers a dedicated space for laundry, with additional cabinetry, a stainless steel sink and side access to the property.

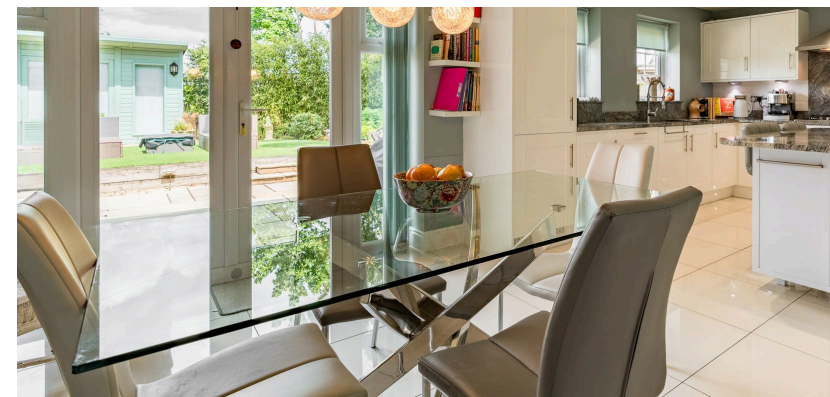






## The dining area

Set within the kitchen space yet clearly defined, the dining area enjoys a prime position beside French doors that open directly onto the patio and garden. With ample space for a large dining table, this area is ideal for relaxed meals or more formal occasions. The view across the landscaped garden and summer house offers an elegant backdrop for any gathering.







## The dining room

Positioned just off the kitchen, the dining room offers an open space that's perfect for family meals or more formal occasions. Its proximity to the garden room and patio doors provides an abundance of natural light and a pleasant outlook over the garden, enhancing the sense of space. The open plan nature of these rooms provides an adjustable lay out to accommodate larger dinner parties and extra guests.





## The garden room

This impressive garden-facing room boasts panoramic windows on three sides, drawing in light throughout the day. It serves as a tranquil sitting area or dining room extension with serene views of the landscaped garden and summer house. A patio door provides direct access to the rear garden, enhancing the connection between indoor and outdoor living. Forming part of the recent extension, this is a truly flexible and peaceful retreat from the main living spaces.







## The living room

A beautifully proportioned reception room positioned at the front of the house, featuring twin windows that allow light to pour in throughout the day. The focal point is a classically styled fireplace with an inset fire, framed by a striking surround.







## The snug

A comfortable and versatile reception room located at the front of the property, featuring two windows that bring in excellent natural light. Ideal as a second sitting room, this space also lends itself perfectly to use as a home office or study.





## The master bedroom

Occupying a full depth of the first floor, the master bedroom is a spacious and serene retreat. Dual aspect windows draw in natural light and offer a pleasant outlook, while the layout easily accommodates a king-size bed, seating and storage. The room benefits from its own en suite bathroom and a generous, walk-through dressing area with fitted mirrored wardrobes and a vanity space, offering both style and convenience.







## The en suite bathroom

The master en suite is fitted with a large shower enclosure, full size bath, contemporary WC and pedestal basin, all complemented by modern tiling and a chrome heated towel rail. A frosted window allows for natural light while maintaining privacy and mirrored wall cabinetry provides useful storage.







## Bedroom two

Located on the second floor, this generously sized double bedroom features distinctive angled ceilings and large Velux windows, offering views both to the front and over the garden. The dual outlook brings in excellent natural light and enhances the room's sense of space. Ideal as a guest bedroom or additional family room, it offers charm, privacy and versatility.





## Bedroom three

Situated on the second floor, this spacious double bedroom enjoys a dual aspect with views over both the front and rear of the property. Built-in wardrobes are seamlessly integrated, offering excellent storage without compromising floor space. The room also has direct access to the second floor bathroom.

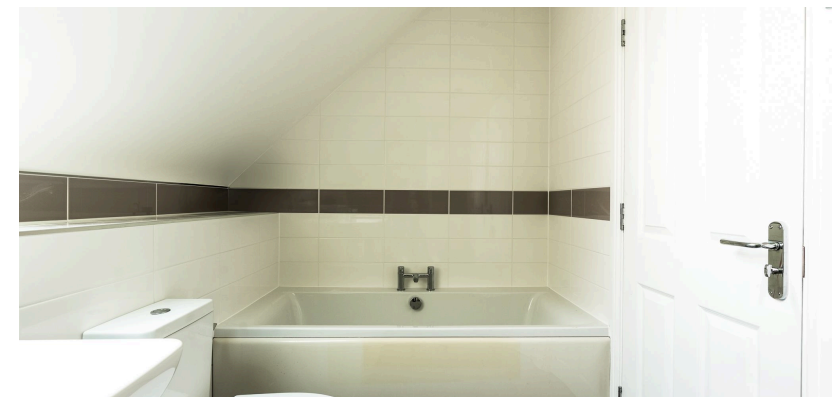






## The second floor bathroom

The second floor bathroom is a bright and well-appointed space, ideally located to serve bedrooms two and three. Set beneath a pitched ceiling, it features a modern white suite comprising a full-sized bath, separate glass-enclosed shower, WC and pedestal basin. A large Velux window allows for ample natural light, enhancing the fresh, contemporary feel, while sleek tiles and a heated towel rail complete the room with both style and practicality.







## Bedrooms four & five

These spacious double bedrooms are situated on the first floor. They both have two windows ensuring the rooms are bright and boast built-in wardrobes. These bedrooms are well-proportioned and offer excellent flexibility as guest suites or family rooms, bedroom five is currently being used as a dressmaking studio.







## The family bathroom

The family bathroom is beautifully appointed with a sleek and contemporary design. It features a panelled bath with central taps, a separate double-width walk-in shower with glazed enclosure, a pedestal basin and a low-level WC. The room is finished with crisp white tiling accented by a contrasting border tile and complemented by a feature wallpapered wall for added character. A large frosted window allows in natural light while maintaining privacy.







## The garden

The rear garden has been thoughtfully landscaped with a combination of lawn, patio and mature planting. Raised borders and established trees offer privacy and seasonal interest. It's a welcoming and manageable space ideal for outdoor entertaining or peaceful relaxation.







## The summer house

Tucked at the rear of the garden, the detached summer house provides a functional and attractive addition. Fully glazed doors and windows bring in light, making it perfect as a studio, office or garden retreat throughout the year.





## Location

Wychbold House enjoys a coveted location within a quiet cul-de-sac, nestled in Carters Gardens, one of Kidderminster's most prestigious areas. Tucked away off Sutton Park Road, this idyllic setting offers the perfect blend of town and country living. Bordering local countryside, it places you on the cusp of nature's embrace.

For outdoor enthusiasts, the delightful Blackstone Nature Reserve is right on your doorstep. Easily accessible on foot from neighbouring Whitehill Road, this secluded wooded area is a haven for dog walkers and leads you to the picturesque River Severn and the charming town of Bewdley beyond. Bewdley, just two miles away, boasts a wealth of attractions, including charming waterfront pubs and eateries and the iconic Severn Valley Steam Railway.

While Carters Gardens offers a peaceful escape, Kidderminster town centre, only two miles distant, provides all the conveniences you need. Supermarkets, high- street shops and a variety of pubs and restaurants cater to your daily essentials and social outings. Additionally, the town's train station offers convenient connections to Birmingham and Worcester.

## Services

This property benefits from mains gas, electricity, water and sewage. It also has central heating, a security alarms system and access to fibre broadband.

## Council Tax

This property is council tax **band G**



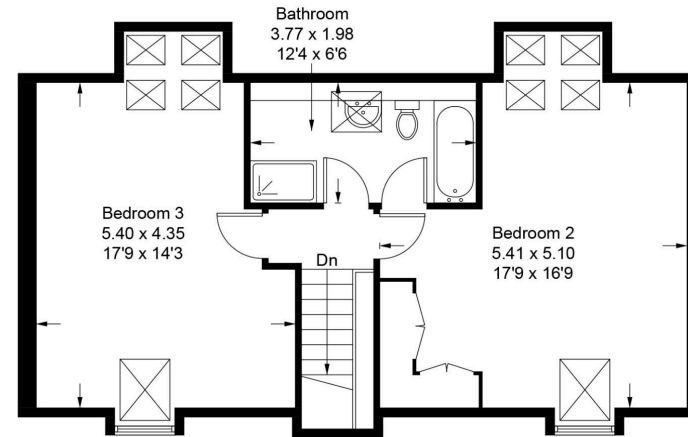
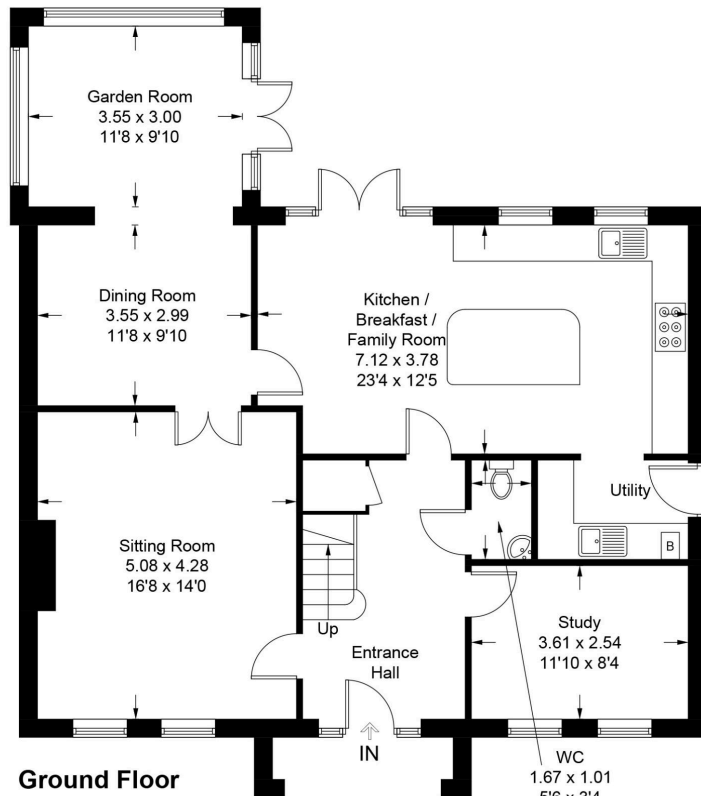


# Wychbold House, 10, Carters Gardens

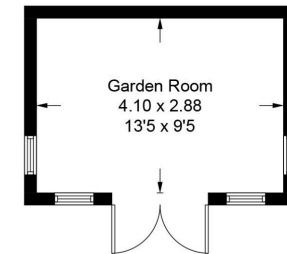
Approximate Gross Internal Area = 254.7 sq m / 2741 sq ft

Outbuildings = 47.9 sq m / 515 sq ft

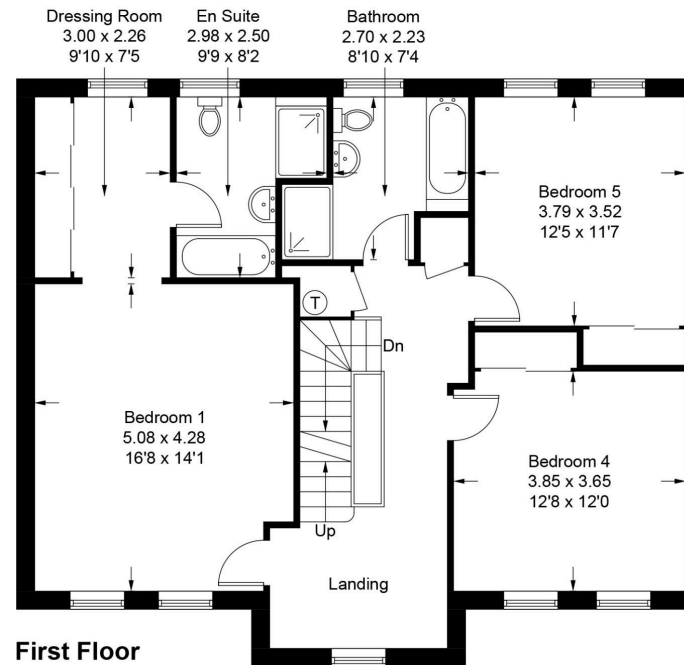
Total = 302.6 sq m / 3256 sq ft



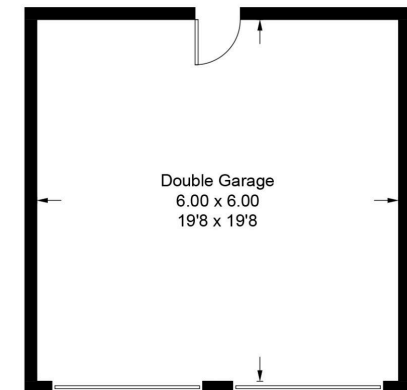
**Second Floor**



(Not Shown In Actual Location / Orientation)



**First Floor**



(Not Shown In Actual Location / Orientation)



**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.





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