

An aerial photograph of a large, multi-level garden and a house. The house is a two-story brick building with a dark tiled roof and several dormer windows. It features a large wooden balcony on the upper floor and a ground-floor extension with large glass doors. The garden is terraced with brick walls and is filled with a variety of plants, including trees with autumn-colored foliage, shrubs, and numerous potted plants. A small green shed with a grey roof is located in the lower right corner of the garden. A paved area is visible in the bottom left corner. The overall scene is lush and well-maintained.

Andrew Grant
PRESTIGE & COUNTRY

Sherwood House

Kinver, DY7 6QA

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Astles Rock Walk, Comber Road Kinver, DY7 6QA

3 Bedrooms 2 Bathrooms 4 Reception Rooms

“A characterful and thoughtfully extended home combining period charm with modern practicality, set within landscaped tiered gardens against the striking backdrop of Kinver Edge...”

Scott Richardson Brown CEO

- Beautifully presented and one of a kind semi-detached home blending heritage features with considered modern living.
- Striking oak-framed extension with balcony overlooking the gardens.
- Spacious kitchen and dining area opening to the patio for entertaining.
- Principal suite with dressing room and en suite shower room.
- Landscaped tiered gardens with terraces, pond and summerhouse retreat.
- Private driveway with parking for several vehicles and a detached garage.
- Desirable Kinver village location close to amenities, schools and countryside walks.

2401 sq ft (223.1 sq m)





The approach

A few steps away from Kinver Edge, Sherwood House presents a distinctive character from the outset. The combination of sandstone and oak-framed elevations reflects both the home's heritage and its thoughtful extension. The driveway offers parking for three vehicles and leads to a traditional single garage with a pitched slate roof. Surrounding the approach, mature planting softens the natural stonework, creating a welcoming entrance that hints at the remarkable gardens beyond.





The kitchen and breakfast room

The kitchen and breakfast room form the heart of Sherwood House, positioned within the oak-framed extension and designed to draw in natural light from the wide bifold doors opening to the patio. The thoughtful layout combines traditional craftsmanship with everyday practicality, offering generous space for cooking, dining and family life.





A central island provides ample preparation and serving space, complemented by fitted cabinetry and a range cooker that sits beneath a decorative feature canopy. The slate flooring adds a sense of continuity, connecting this space to the rest of the home, while the large windows frame views of the gardens beyond. This inviting room balances warmth and functionality, making it ideal for relaxed family gatherings and entertaining.





The dining room

The dining room offers an inviting setting for family meals and entertaining. A large bay window with french doors frames views of the garden while allowing light to flood the room. The feature fireplace provides a focal point and adds a sense of warmth and character, perfectly complementing the timber floor. The room links directly to both the kitchen and sitting room, creating a natural flow through the ground floor.







The living room

This generous living space combines period character with the comfort of modern design. A brick fireplace with a timber mantle houses a wood-burning stove, creating a warm focal point for the room. French doors open to the garden, drawing in natural light and extending the living area outdoors. Timber beams and oak flooring add texture and authenticity, making the room an inviting retreat for relaxing or entertaining.



The study and music room

Carved into the sandstone, the study offers a distinctive workspace that reflects the property's history. Whitewashed stone walls and a skylight create a bright yet sheltered atmosphere, making it a comfortable and characterful area for home working. Beyond this space lies the music room, formed within the original cave. The curved ceiling and terracotta flooring add a remarkable sense of individuality, making it ideal for creative pursuits or quiet retreat.





The utility and cloakroom

Set within the sandstone contours of the cottage, the utility room provides practical workspace and storage while retaining the home's distinctive character. Slate flooring and solid cabinetry continue the traditional feel seen throughout the property. Adjacent to this space, the cloakroom features a high-level cistern and a period-style basin, complementing the home's blend of charm and function. Both rooms serve as useful additions for everyday living.





The principal bedroom and dressing room

Positioned within the oak-framed extension, the principal bedroom is an impressive and light-filled retreat with vaulted ceilings that display the natural timber structure. French doors open onto a private balcony overlooking the landscaped gardens, creating an uplifting connection with the outdoors. The generous proportions provide a restful setting, while the height and glazing enhance the feeling of space and tranquillity.





Adjoining the bedroom, the dressing room offers excellent storage and a well-planned layout that leads through to the en suite shower room. The combination of open space, fine craftsmanship and thoughtful design makes this suite a calm and refined sanctuary within the home, perfectly suited for relaxation and privacy.







The principal en suite

The en suite features a contemporary walk-in shower with patterned tiling and a rainfall head, adding both function and style. The double vanity unit provides excellent storage and a generous wash area, complemented by a high-level cabinet. Soft colours and careful detailing maintain a sense of calm, tying the space beautifully to the adjoining dressing area and principal bedroom.





The second bedroom

Located within the original sandstone cottage, this double bedroom displays fine period character with exposed beams and extensive fitted wardrobes crafted from natural wood. The generous proportions make it a comfortable space for guests or family, and the room enjoys a pleasant outlook over the gardens. Its warm, traditional features and cast iron fireplace complement the home's heritage while offering everyday practicality.



The third bedroom

A well-proportioned double room with a large sash window that fills the space with natural light. The exposed floorboards and cast-iron fireplace echo the cottage's traditional character, while the high ceiling adds to the sense of space. Overlooking the garden, this room offers a peaceful setting and makes an ideal bedroom or versatile family space.



The family bathroom

The family bathroom combines traditional style with modern convenience, featuring a roll-top bath and a separate corner shower. Painted panelling and patterned flooring introduce warmth and texture, while the sash window brings in natural light. The layout offers generous space for family use, maintaining the home's timeless character and attention to detail.

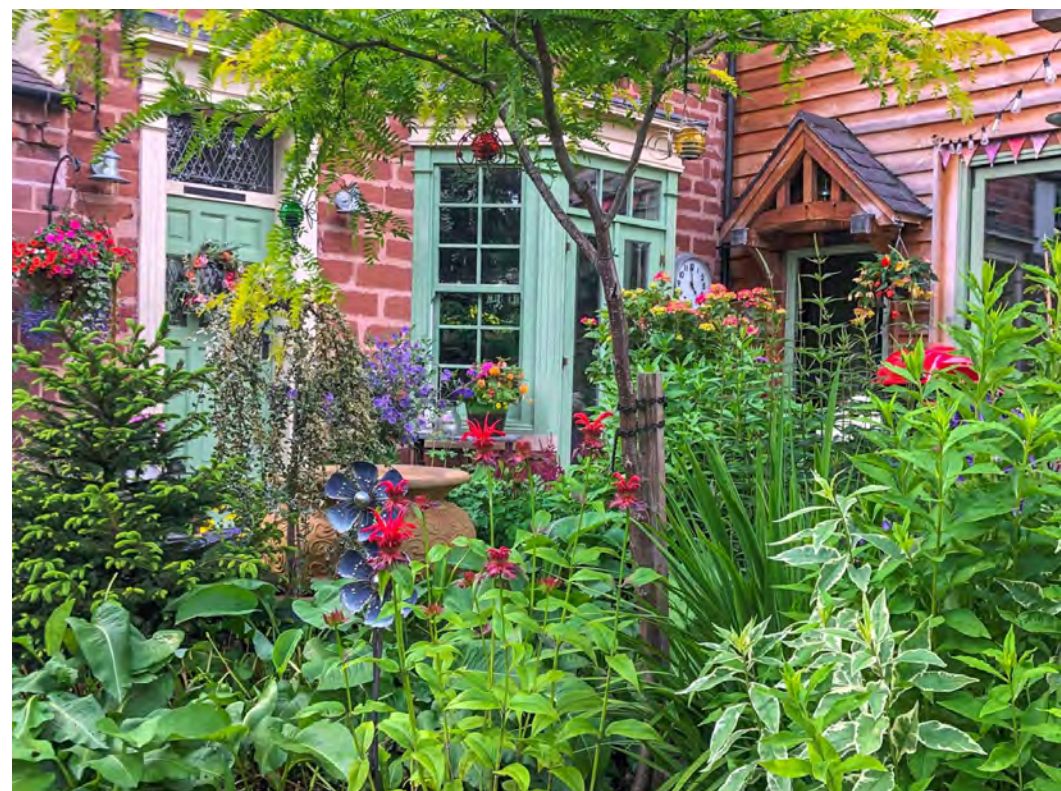




The patio

Directly accessed from the kitchen and dining room, the patio offers an inviting space for outdoor dining and relaxation. Brick paving, established planting and a timber pergola create a private and sheltered setting framed by the natural sandstone of Kinver Edge. The surrounding greenery softens the architecture, while the pond and flowering borders bring colour and texture throughout the seasons.







The mid-tier garden

Rising above the patio, the mid-tier garden introduces more structured planting with brick pathways winding through vibrant borders. A mature tree provides dappled shade, and the raised beds offer year-round interest with flowering shrubs and seasonal colour. The timber balcony from the principal bedroom overlooks this area, adding charm and a sense of height, while a playhouse sits neatly among the greenery, giving the garden a family-friendly touch.







The upper garden

At the highest point of the plot, the upper garden forms a peaceful hideaway surrounded by sandstone, trees and wildlife. Winding brick steps lead to a secluded seating area set against the rock face, offering a tranquil spot to enjoy the outlook. The summerhouse provides a charming shelter with space for reading or quiet recreation, while the surrounding planting adds privacy and year-round colour. From this elevated position, there are glimpses of the surrounding treetops and countryside beyond.





The summerhouse

Tucked away at the top of the garden, the charming summerhouse offers a peaceful hideaway surrounded by mature planting and woodland views. Set upon a raised brick terrace, it provides the perfect spot to sit and unwind while enjoying the tranquillity of the setting. Inside, the timber interior is bright and inviting, offering enough space for comfortable seating or a creative workspace.





The driveway and parking

A private driveway provides access to the property, offering parking for several vehicles and leading to a detached garage fitted with timber doors. The garage offers generous space for storage or workshop use, while an additional outbuilding nearby provides further flexibility for log storage or garden equipment. Both structures complement the property's character and sit neatly within the landscaped setting, ensuring practicality alongside the home's natural charm.



Location

Situated within the sought-after village of Kinver, this home enjoys a delightful blend of countryside calm and everyday convenience. The village offers a traditional high street with independent shops, cafés and pubs, alongside essential amenities such as a library, post office and community facilities. Kinver Edge, managed by the National Trust, lies close by and provides miles of scenic walking routes through woodland and heathland, ideal for outdoor enthusiasts.

Families benefit from well-regarded schooling, with Kinver High School and several reputable primary options within easy reach. The area supports a welcoming community atmosphere, making it particularly appealing for those seeking a village lifestyle without isolation.

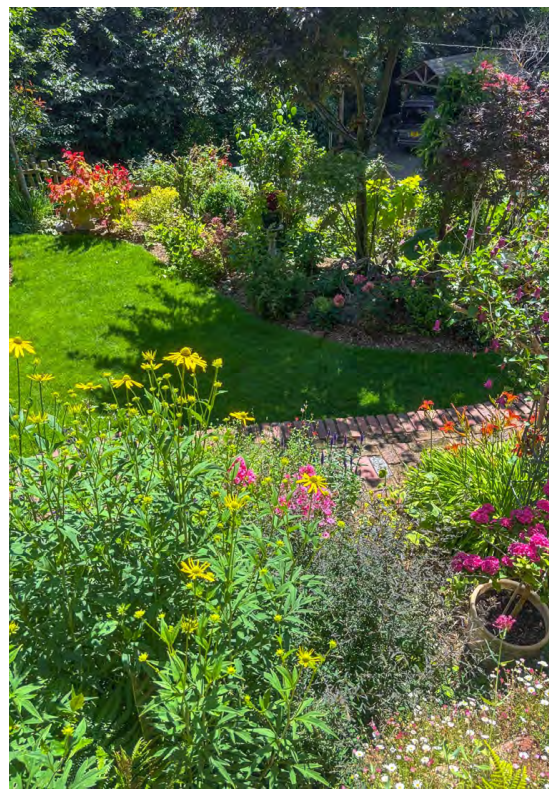
Commuters will find excellent transport connections, with regular bus routes to nearby Stourbridge and surrounding towns. Stourbridge itself offers rail services to Birmingham, Worcester and beyond, while the road network links conveniently with the M5 and M42 motorways. The combination of natural beauty, strong local amenities and accessibility ensures Kinver remains one of the region's most desirable places to live.

Services

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

Council Tax

The Council Tax for this property is Band E.



Sherwood House, Astles Rock Walk, Comber Road, DY7 6QA

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft

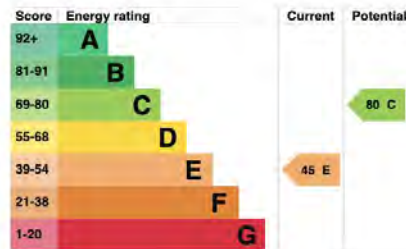
Garage = 23.9 sq m / 257 sq ft

Outbuilding = 10.1 sq m / 109 sq ft

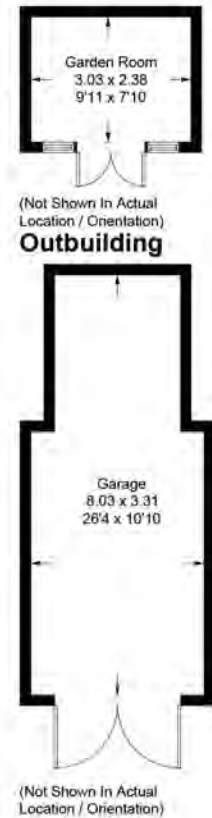
Total = 223.3 sq m / 2404 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



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