



**The Birches, Churchill Lane, Blakedown, Kidderminster, Worcestershire, DY10 3NB**

**BERRIMAN**  
**EATON**

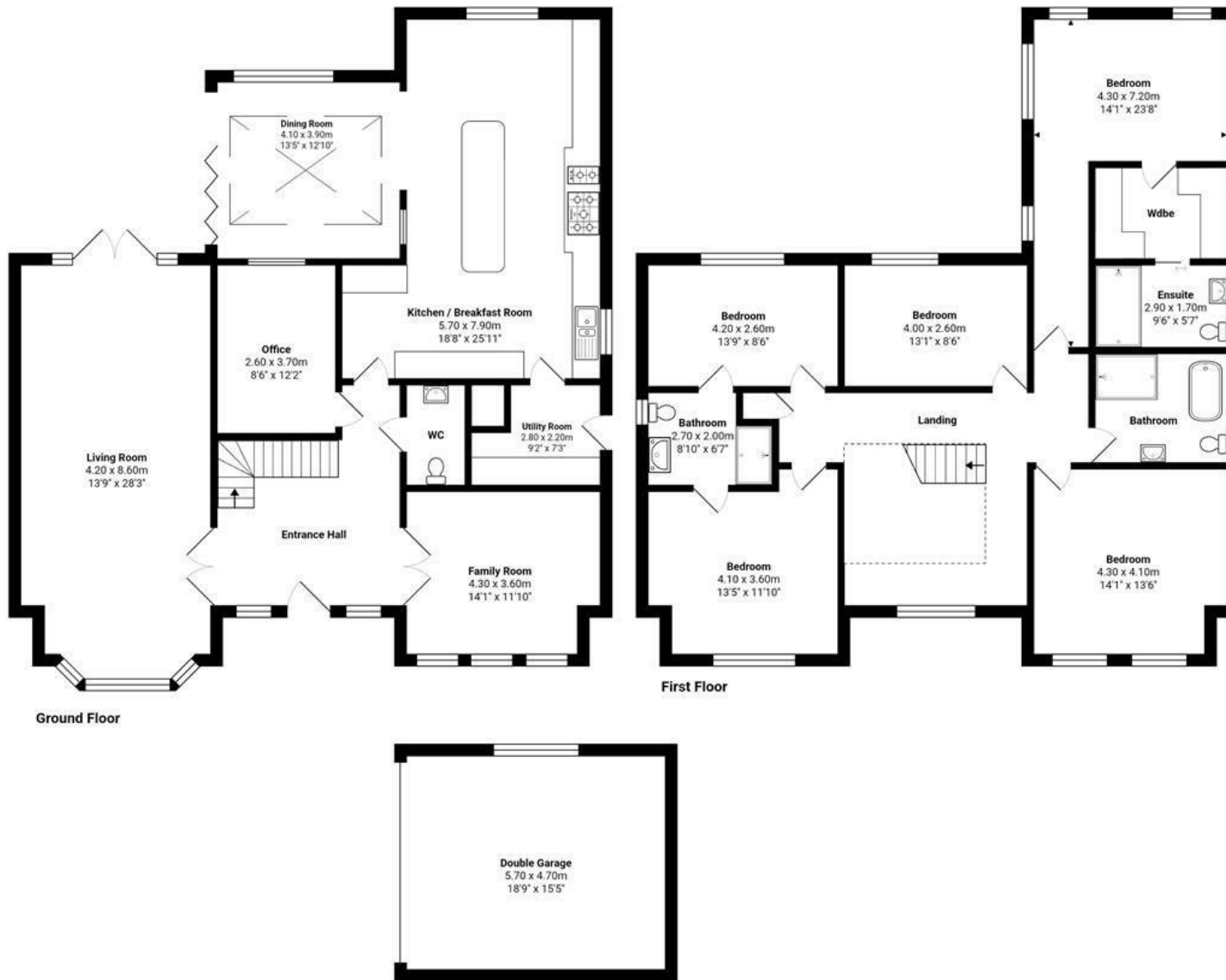




## **The Birches, Churchill Lane, Blakedown, Kidderminster, Worcestershire, DY10 3NB**

Strapline Exceptional individually designed country house featuring high quality finish throughout tucked away off a picturesque lane with beautifully presented family accommodation on a 0.45 acre plot.

**The Birches, 4, Churchill Lane, Blakedown, Kidderminster, DY10 3NB**



Total Approx Area: 271.0 m<sup>2</sup> ... 2917 ft<sup>2</sup> (excluding double garage)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.

## LOCATION

Churchill Lane is a picturesque lane, home to the highly renowned and respected Churchill and Blakedown Golf Club within the civil parish of Churchill and Blakedown in the Wyre Forest District of North Worcestershire. Blakedown is a much loved village which lies just 4 miles from the larger village of Hagley with its vibrant High Street and wide range of amenities. It is a much sought after destination for the commuter wishing to combine a rural life with convenience and easy access to a main line train station. There are superb walks around the surrounding quiet country lanes in this charming part of rural Worcestershire. The village boasts two public houses, The Swan Inn, dating from 1760, and The Old House at Home. There is also a village shop and some excellent sporting facilities including the golf course, tennis club and both football and cricket pitches.

The county town and cathedral city of Worcester lying on the banks of the River Severn providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

For the commuter central Birmingham is just 15 miles to the East and the Cathedral City of Worcester is some 17 miles south

The M5 accessed at Lydiate Ash J4, or Halesowen J3, provides for ready access to the North, East and South East, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5 enables for onward travel to the M40 and London (120). The M5 J6 at North Worcester provides access to the South West, Cheltenham and its Racecourse (42 miles), Gloucester and Bristol (80 miles). The M42 also offers access to Birmingham International Airport (29 miles).

The railway station at Blakedown enables for easy travelling to The Black Country and Stourbridge (6 miles) and thereafter to Central Birmingham for fast onward travelling around the UK and to London. The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is also intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

Education is well catered for in the County with an enviable mix of schooling at all levels, including a variety of independent establishments, notable schools locally include Winterfold House Preparatory School at Chaddesley (5miles) and the renowned Bromsgrove School (10 miles), The Old Swinford Hospital School at Stourbridge,(4 miles) Bromsgrove School (10 miles), Malvern College (26 miles), The Kings Schools and Royal Grammar School at Worcester (17 miles), and The King Edwards Schools in Birmingham. (14 miles). Blakedown has a thriving village school which is much lived by local families and a real attraction of Blakedown is that it falls into catchment for the highly sought after Haybridge School in Hagley which in its last ofsted inspection was given a rating of outstanding.

## DESCRIPTION

This impressive family home was built in 2010, designed with contemporary style living in mind it features light and open spaces and is perfect for the larger family with flexible living accommodation and five double bedrooms. The stylish interiors are elegantly appointed throughout and finished to a high standard. The wow factor is given with the stunning kitchen which flows into a garden room to create a large social space designed to complement the modern day lifestyle with doors opening to the delightful gardens. All of this combined with a delightful position tucked away off a picturesque lane yet within walking distance to a mainline train station, The Birches offers a wonderful opportunity to embrace rural living with convenience for the commuter.

## ACCOMMODATION

Tucked away down a private drive opposite the entrance to Churchill & Blakedown Golf Club, electric gates open into a generous driveway with parking for multiple cars, a canopy porch and solid oak entrance door opens into a welcoming reception hall with oak flooring which continues into the main reception rooms and the Guest Cloakroom.

The double aspect sitting room features a handsome stone fire surround with coal effect fire as the main focal point and has shutters to both windows and the double opening doors which lead onto the decked terrace.

The family room to the front of the house also features shutters to the windows. This could also be a more formal dining room or children's playroom. The study is fitted with a comprehensive range of office furniture including cabinets, desk and shelving.

At the heart of the home is a stunning kitchen hand painted in a contrasting grey and white palette with granite work tops all set on a high gloss tiled floor. Built in appliances include a siemens induction hob with additional gas ring, built in oven and miele dishwasher. There is a villeroy & boch ceramic butlers sink and impressive central island with bespoke Scandinavian wood worktop.

Upstairs the exceptional accommodation includes five double bedrooms , three with en suite facility and a stylish house bathroom which are all set off an impressive galleried landing. The bathrooms have all been refitted in recent years and feature Aqualisa showers.

The master suite features a dressing room which is fitted with a comprehensive range of built in storage and a beautifully appointed en suite shower room with waterfall shower. The remaining bedrooms are all doubles and two have a jack and jill shower room. The stunning family bathroom has a freestanding contemporary bath and double shower cubicle.

## OUTSIDE

The beautifully maintained gardens wrap around the house , they are relatively low maintenance with well stocked borders and mature trees give privacy. The generous decked terrace area lies immediately adjacent to the house and provides a wonderful area for al fresco dining. A further patio area at the top of the garden is shaded with trees. Steps lead down to a beautiful natural area with stream and further decked area.

Find and navigate to the exact location of this property by searching its 3 word address [///adverbs.imparts.holly](https://adverbs.imparts.holly) using the <https://what3words.com/products/what3words-app/>

## SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND H – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard

Mobile – Ofcom checker shows one of the 3 main providers are likely to cover the area

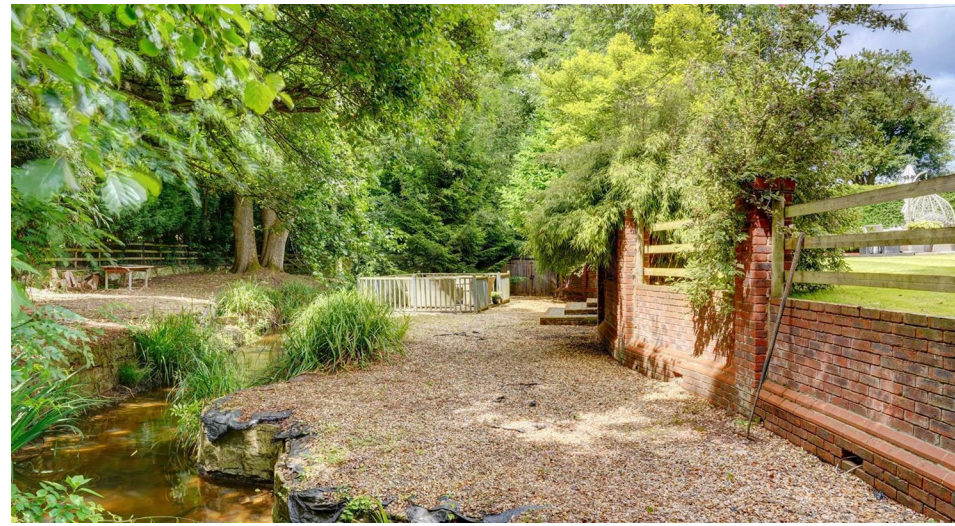
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

£1,150,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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