



Glenwood

TORTON LANE | TORTON | WORCESTERSHIRE | DY10 4HX

Grove.

FIND YOUR HOME



Glenwood

TORTON LANE | TORTON | WORCESTERSHIRE | DY10 4HX

...quintessential Georgian charm & character

Imagine stepping into your own piece of local Georgian history, a beautiful and versatile family home that boasts period charm, with rooms that have been meticulously updated for modern family life. Perfect for the discerning family who appreciate both heritage and contemporary style.

Step inside to discover a symphony of space, where grand proportions meet modern conveniences. Explore five beautifully appointed bedrooms, each its own haven. Unwind in living areas bathed in natural light. This beautiful home is waiting for your family to write its next chapter.

...a perfect family home



Glenwood *at a glance...*

- 5 Bedroom Grade II listed Georgian family home
- 3½ acres of grounds with a selection of outbuildings & stables
- Master suite bathroom and 3 further en-suites
- Studio with open-plan office & gym
- Outstanding primary & secondary schools nearby
- Close to excellent commuter links to the rest of the UK



Grove Hagley loves...

...the charm and character of the spacious light-filled rooms with period features that echo back to this stunning home's Georgian origins. Its tastefully thought-out accommodation and grounds provide something for the whole family.





sitting & family rooms

Walking towards this beautiful double-fronted period home, you are immediately greeted by Georgian charm & character, enveloped in a wisteria-clad façade. The inviting **entrance hall** (*below left*) leads you into a wonderful, contemporary family home.

Our journey through this beautiful home begins immediately to the left of the hallway in the sumptuous **formal sitting room** (*opposite left and below middle two photos*). The focal point of the room is the feature fireplace with its open fire. This spacious room is well-lit by the large, south-east facing window.

Immediately to the right of the hall lies the large **family room** (*right & below right*). Light and airy in Spring & Summer, cosy in the colder months thanks to the Severa cast iron multi-fuel log burner. Doorways lead to the dining room, utility, WC and rear stairs.





the dining room

With a shuttered sash window overlooking the gardens, the **dining room** lies at the rear of the house, conveniently connecting through an open doorway with the kitchen.

There's plenty of space for a good-sized table setting and accompanying furniture for storage. It is ideal for family meals or entertaining friends.

The feature fireplace, with its oak mantle and Gazco gas-fired burner provides warmth in the late Autumn & Winter.





kitchen • boot room

It is often said that the **kitchen** is the beating heart of any family home and that is definitely the case at **Glenwood!** This beautiful and light room is well-equipped with tailor-made deVOL units with quartz work surfaces and integrated Miele appliances. There's a matching island with breakfast bar and a double Belfast sink. Terracotta quarry tiles and oak beams add character and texture to the room and natural light floods in from the large windows overlooking the gardens.

The **boot room** (*below right*) is accessed via the family room. With a herringbone tiled floor and Belfast sink, it is a useful space to connect with outdoor living, and acts as a rear entrance from parking and garage. It has plenty of built-in storage, plumbing for white goods and access to the drive & studio.





studio & lower-ground floor

The **studio** is currently used as an office and gym. It is an ideal space in which to retreat from the *'hustle & bustle'* of family life, to work away from the office, or workout in *'peace & quiet'*.

Large windows and Velux skylights provide natural light and a log burner provides warmth in the colder months. With its own Belfast sink and a WC, this is a self-contained unit that could become an annexe for extended family.

For the *mavericks* among you, the lower ground floor is home to a **cinema room** (right), perfect for entertaining family & friends. There's also space for a wine cellar and storage.





master bedroom suite

At the top of the staircase, to the left of the **first floor landing** (*below left*) lies the beautiful **master bedroom suite** (*opposite left, below middle*). This spacious room is flooded with natural light, is large enough for a super king-sized bed and free-standing furniture; and has two large storage cupboards that flank the original feature open fireplace.

A door leads through to a small lobby area that take you to the dressing room and stunning **master suite bathroom** (*right & below right*).

The central feature to the en-suite is the Cast Iron Bath Company claw-foot bath, set in front an open fireplace; ideal for hot soaks after countryside walks in Winter!

The painted wooden panelling, oak flooring, heritage style sanitaryware and massive walk-in shower, put the finishing touches to this sumptuous en-suite.





bedroom 2 suite

Across the **first floor landing** (*below left*) from the master bedroom lies the **bedroom two suite**. Another good-sized double room, enjoying plenty of natural light and space for free-standing furniture.

Character is added to the room by the feature open fireplace and exposed oak beam in the ceiling.

A doorway leads through to the **en-suite bathroom** (*below right*). A luxurious feel comes from the painted wooden panelling, oak flooring, claw-foot bath with shower and heritage style sanitaryware, making this a beautiful self-contained suite of rooms.





second floor accommodation

To the right of the **second floor landing** (*below left*) lies the **bedroom three suite** (*opposite left*). Another light and airy double room with an original feature fireplace and its own en-suite shower room.

Bedroom four (*right & below middle-left*) can be accessed through bedroom five and the rear stairs. It is another good-sized bedroom, with fitted shelving and ample space for furniture. There's another well-equipped en-suite with a 'P' shaped bath & shower over, making this a self-contained escape for younger member of the family.

Bedroom five (*below middle-right & right*) has space for a double bed and free-standing furniture. It has a large built-in cupboard, feature fireplace and a large window providing natural light.





the gardens, paddocks & outbuildings

Glenwood sits in approximately 3½ acres of land, consisting of a large lawn area, orchard, flagstone **dining patio** with pergola (*bottom left*) and an **open barn** (*below*) that's perfect for parties and entertaining.

Equestrian facilities (*bottom middle pics*) include stables, 2 separate paddocks and a sand ménage.

The **outbuildings** (*see floorplans overleaf*) include two larger stable blocks with the potential to be used as tack room and hay store, seven further stables, a greenhouse, storage room and plant room. The **garage** (*bottom right*) has lighting & electricity points. There is another detached / self-contained traditional outbuilding in corner of large barn.

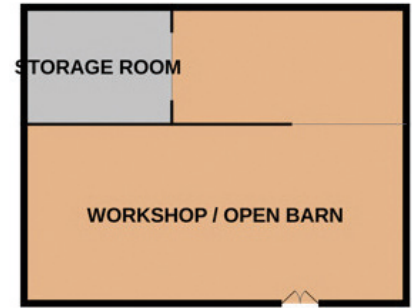
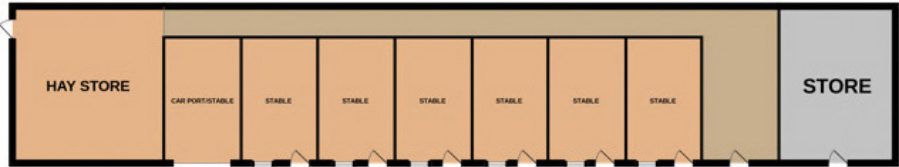


dimensions

Entrance Hall	
Sitting Room	4.5m x 4.9m (14'9" x 16'0")
Kitchen	5m x 3.9m (16'4" x 12'9")
Dining Room	4.3m x 3.1m (14'1" x 10'2")
Family Room	6.2m x 4.5m (20'4" x 14'9")
Rear Stairs	
WC	2.1m x 2.2m (6'10" x 7'2")
Utility	7.1m x 2.5m (23'3" x 8'2")
Studio	11.7m x 4.5m (38'4" x 14'9")
WC	
Lower Ground Floor Foyer	
Cinema Room	4.8m x 4.2m (15'8" x 13'9")
First Floor Landing	
Master Bedroom	5.5m x 4.7m (18'0" x 15'5")
Master Suite Bathroom	4.3m x 3.5m (14'1" x 11'5")
Dressing Room	1.8m x 2.2m (5'10" x 7'2")
Bedroom Two	5.2m x 4.8m (17'0" x 15'8")
En-suite Bathroom	1.7m x 3m (5'6" x 9'10")
Second Floor Landing	
Bedroom Three	5.2m x 4.8m (17'0" x 15'8")
En-suite Shower Room	1m x 3.1m (3'3" x 10'2")
Bedroom Four	4.3m x 4.7m (14'1" x 15'5")
En-suite Bathroom	
Bedroom Five	6.4m x 4.7m (20'11" x 15'5")
Gardens	
Open Barn	18.2m x 13.2m (59'8" x 43'3")
Storage Room	6.1m x 4.9m (20'0" x 16'0")
Plant Room	5.6m x 4.3m (18'4" x 14'1")
Store	5.1m x 4.1m (16'8" x 13'5")
Garage	4.6m x 12.1m (15'1" x 39'8")
Stables	



OUTBUILDING 1



OUTBUILDING 2



OUTBUILDING 3

floorplans & epc

TOTAL FLOOR AREA: 3,940sqft (366m²) approx.



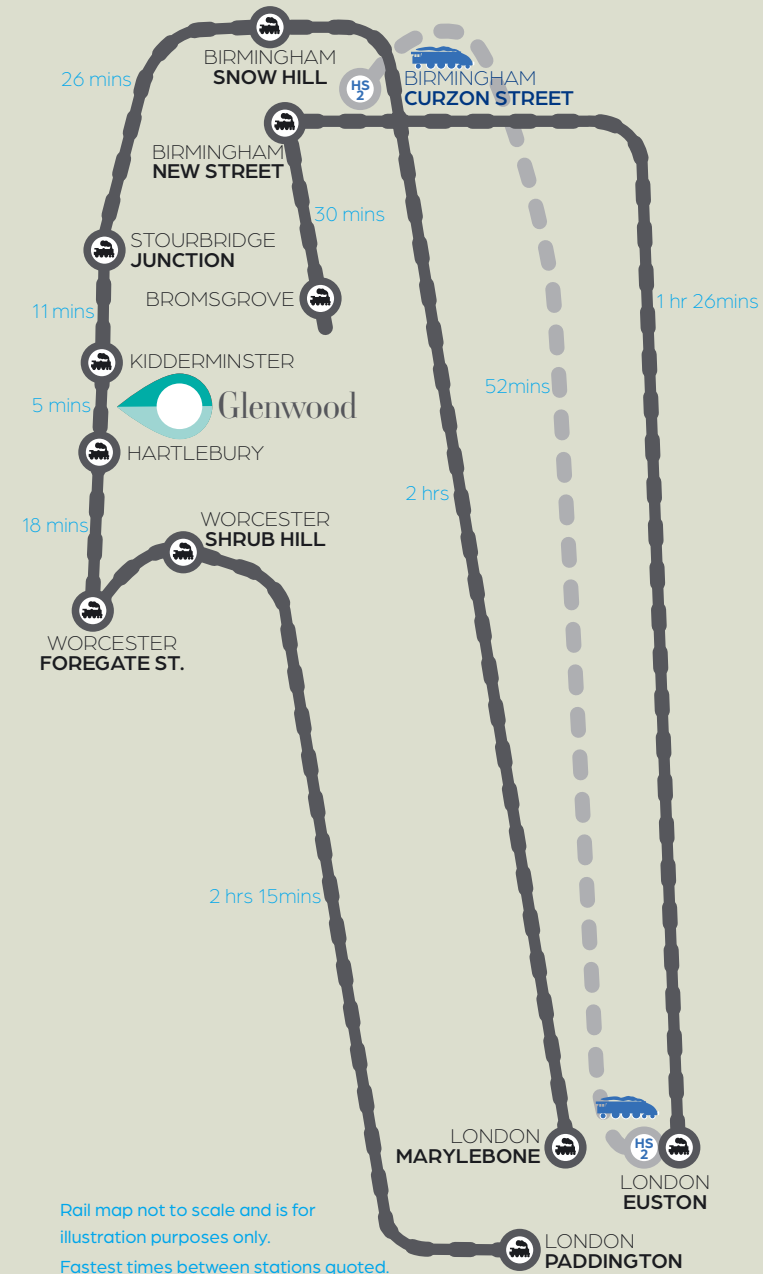
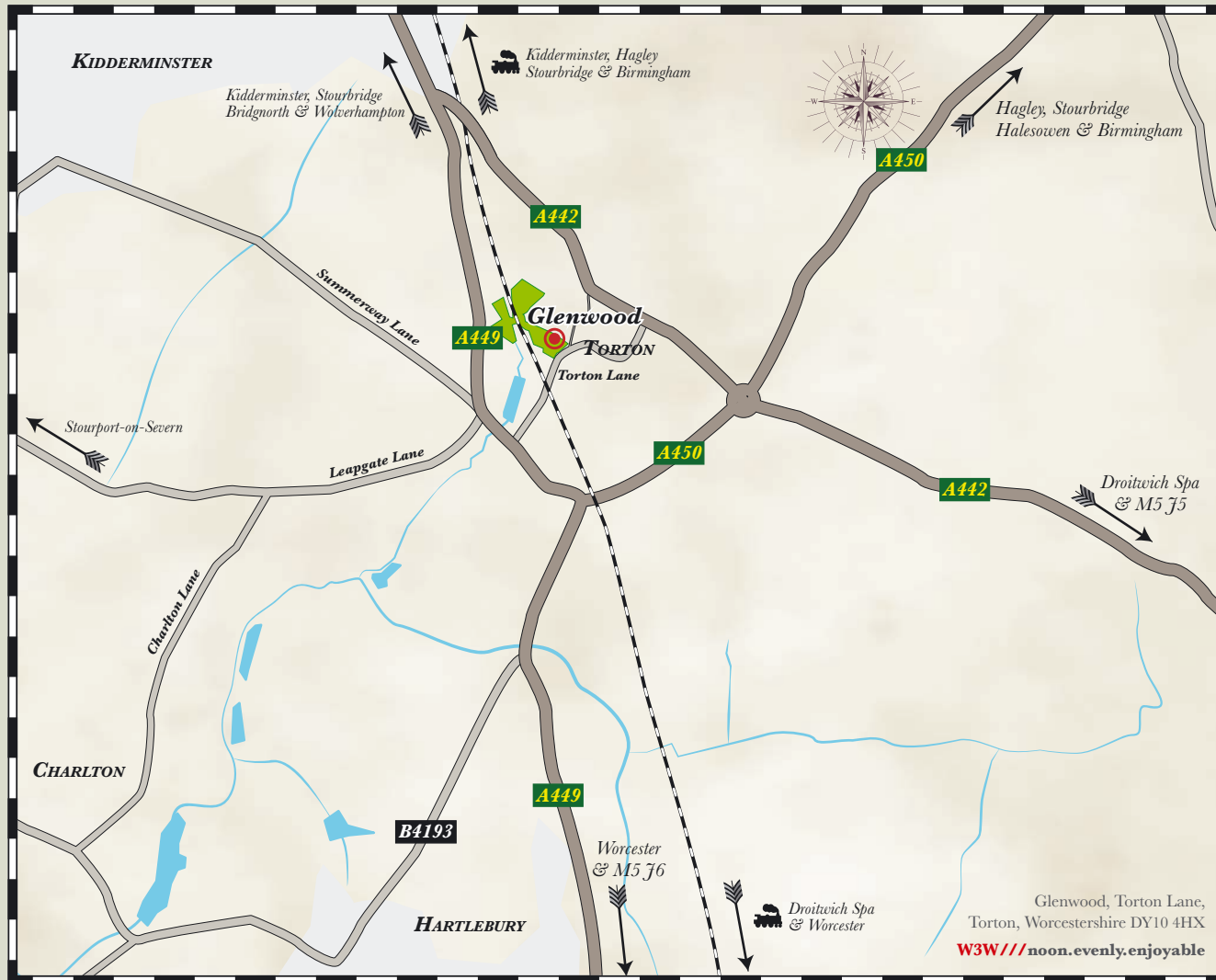
ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given. Made with Metropix ©2024

location

Glenwood is located in the countryside bordering the south of Kidderminster. Both Kidderminster and Hartlebury train stations are only a short distance away, giving excellent commuter links for Worcester, Birmingham and beyond. London will only be 52 minutes away from Birmingham when HS2 is completed. M5 junctions 5 & 6 are also within easy reach, giving access to the rest of the Midlands Motorway Network.

The property lies within catchment of excellent schools at both primary and secondary levels, with the highly-rated Winterfold House School is only 2½ miles away. Worcester Foregate Street is only 18 minutes away from Hartlebury train station, giving ideal access to both RGS and King's Schools.





COUNCIL TAX BAND: G **TENURE:** References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.

REFERRAL FEES: We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case. The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

naea | propertymark
PROTECTED



Grove Properties Group
129 Worcester Road, Hagley, Worcestershire DY9 0NN
01562 270270
hagley@grovepropertiesgroup.co.uk
www.grovepropertiesgroup.co.uk

Grove.
FIND YOUR HOME