



# The Old Vicarage

St. Leonard's Square | Clent | Worcestershire | DY9 9PN

Grove.

FIND YOUR HOME





## At a glance.

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- 7 bedroom statement family home
  - Beautifully updated, but retaining its original Georgian grandeur and charm
  - Elegant and well thought-out accommodation
  - Grade II listed
  - Tranquil grounds of around 2 acres, including lawns, 2 ponds, established borders and 2 further paddocks of around 1.4 acres
  - Private electric gated approach
  - Excellent primary & secondary schools nearby
  - Convenient commuter links to the rest of the UK
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# What we love.

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The tranquility and elegance of the spacious light-filled rooms with high ceilings echoing back to this stunning home's origins as a home for the local clergy. Its tastefully thought-out accommodation and grounds provide something for the whole family.





“ a property that  
exudes elegance. ”









# Lounge & dining room.

Step through the columned **porch** (page 5) into the elegant **entrance hall** (below left) and a fusion of Georgian elegance and modern décor greets you, setting the scene for what is to come.

To the left of the entrance hall lies the **lounge** (opposite left & right). Natural light floods in from the large sash window to the front and feature bay window to the side. A beautiful open fireplace with marble surround provides the focal point of the room, and the solid wooden flooring adds to the character and charm of this wonderful family room.



Directly opposite the lounge lies the **dining room** (below). With plenty of room for a large table and storage furniture, this is a beautiful space for more formal family meals, or entertaining friends.









# Breakfast kitchen.

At the back of the entrance hall is the light and airy **breakfast kitchen**. Its large bow window to the side, and south-west facing French doors and windows provide this room with natural light all day long.

The stylish fitted units, with a mix of quartz and wooden worksurfaces, are well-equipped with a Belfast sink and a range of NEFF integrated appliances. There's ample room for a large table setting and combined with island unit, this is an ideal space for less formal family gatherings.



The stone tiled floor (*with electric underfloor heating*) perfectly complements the mix of textures.

Doorways lead to the sitting room, well-equipped utility and the cellars.









# Sitting room & more...

The **sitting room** (opposite left, right top & middle) has double doors leading from the dining room and a glass door from the kitchen. It is an ideal space to find some peace and quiet away from the hustle and bustle of family life.



The colourful **downstairs cloakroom** (below left), with its intricate tiled floor, finishes off the rooms on the ground floor.

Moving outside briefly, the separate **garage building** (below) is home to a studio room, equipped with a kitchenette and three skylights. A door leads to the **gym** (below right), which has a large window facing out onto the gardens.









# Master bedroom suite.

At the top of the switchback staircase, to the right across the **first floor landing** (*below*), lies the **master bedroom suite**.

The elegant main bedroom enjoys natural light from the large sash window and has plenty of space for a super-king sized bed, along with free-

standing furniture. The feature fireplace adds a characterful focal point to this beautiful room.

A door leads through to the sumptuous **en-suite**, beautifully adorned with a free-standing bath, large walk-in shower, tiled floor and 'subway' tiling to half height on the walls (*full height in the shower*).

The feature sash bay window provides a lovely view and floods the space with natural light.









# More from the first floor.

To the rear of the staircase is **bedroom two** (*opposite left*), a delightful, light and airy double bedroom with a large south-west facing sash window and feature fireplace.

Across the landing from the master bedroom lies bedroom three (*below*). Another good-sized double bedroom with ample space for storage furniture.

Between bedrooms two and three is the dressing room, with fitted wardrobes and drawers. Bedroom six is a good-sized single bedroom in the middle-rear of the first floor.



Next-door is the **family bathroom**, a spacious and beautifully appointed room, with a free-standing claw-foot bath, 'Jack & Jill' sinks, walk-in shower and tiling to floor, half height to the walls, full height in the shower. A large window gives this wonderful bathroom plenty of natural light.









# The second floor.

Walk up the **switchback staircase** (*below middle*) to the second floor landing, to find three further bedrooms and another family bathroom.

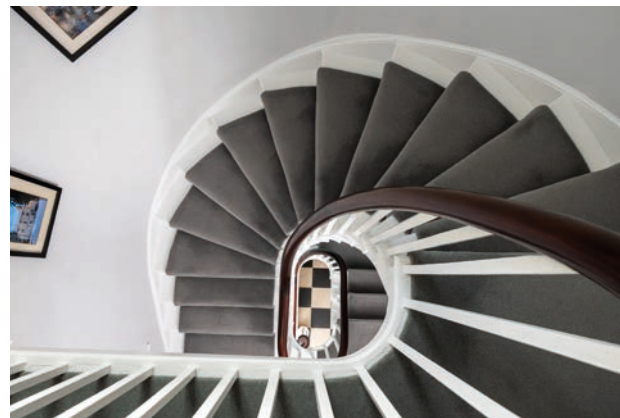
To the right towards the front of the house, lies **bedroom four** (*opposite left & below*). A spacious double bedroom with fitted wardrobes, feature fireplace and sash window.

Opposite is **bedroom five** (*right top*), currently used as a study, but could another spacious double bedroom for larger families or guests.



Another bedroom lies in the rear corner of the second floor.

In the opposite corner is another **family bathroom** (*right middle & bottom*). Half wood panelling to the walls and side of the bath, a walk-in shower with full height 'subway' tiling, vanity sink and WC would make this a first bathroom in many homes.









# Gardens.

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A tranquil space made up of two acres with large lawns, patio area with ample room for seating and two ponds providing the perfect environment for wildlife.

The borders are established with fencing and hedging, providing privacy and security for children to play, or to enjoy the warmer months with friends and family.

There are also two large paddocks totalling approximately 1.4 acres, perfect for those looking for equestrian facilities or to have some extra outdoor space.













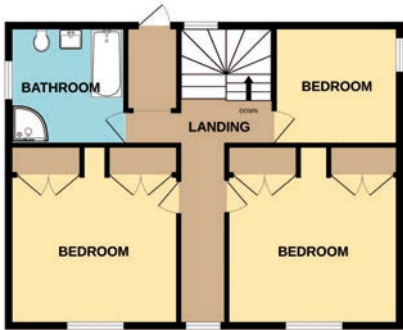
# Floorplans & EPC.



Ground floor.

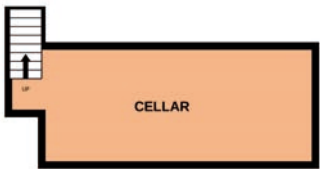


First floor.

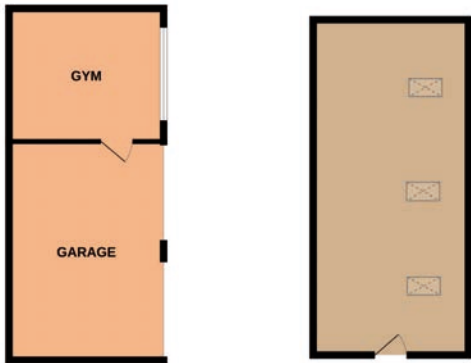


Second floor.

ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		



Basement.



Outbuildings.

Boundary.



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 ©2025



# Location.

The Old Vicarage, St. Leonard's Square,  
Clent, Worcestershire DY9 9PN.

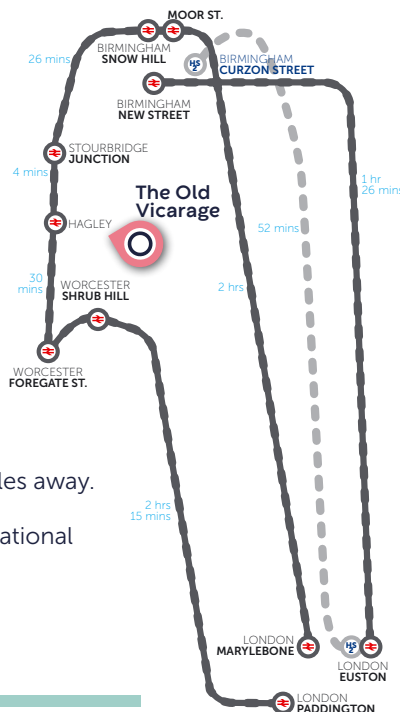
What3Words: [///code.reader.pans](#)

The Old Vicarage stands within a secluded plot in one of the area's most prestigious addresses.

It lies in a convenient location for Stourbridge and Hagley centres with both Hagley and Stourbridge train stations 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 junction 4 and the Midlands Motorway Network are also within easy reach.

The property lies within catchment of excellent schools at both primary and secondary levels, with the highly-rated Oldswinford Hospital and Bromsgrove Schools just a few miles away.

The house sits at the foot of the National Trust Clent Hills and the beautiful Worcestershire countryside.







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