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7 Button Bridge, Kinlet, Bewdley DY12 3AN
Asking Price £850,000

Paddock Cottage

Nestled in the charming village of Button Bridge in Kinlet, this splendid detached house offers a perfect blend of comfort and space, ideal for family living. With four generously sized bedrooms, this property provides ample room for relaxation and privacy. The layout includes three inviting reception rooms, including the large kitchen living room, perfect for entertaining guests or enjoying quiet family evenings.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The property is set in a tranquil location, surrounded by the natural beauty of the Worcestershire countryside, yet it remains conveniently close to local amenities and transport links.

One of the standout features of this home is the annexe, with kitchen, living space, bedroom and bathroom, it would be perfect for a family with an older child or multi-generational living.

The extensive parking available for up to eight vehicles makes it an excellent choice for families with multiple cars or for those who enjoy hosting gatherings.

This delightful residence in Button Bridge is not just a house; it is a place where memories can be made and cherished. Whether you are looking for a peaceful retreat or a vibrant family home, this property is sure to impress. Do not miss the opportunity to make this wonderful house your new home.







Approach

Approached via driveway for residents with electric gates giving access to the property. The large gravel driveway provides parking for up to six vehicles and gives access to the double garage, workshop and gardens. The open porch with matching stone and oak awning welcomes you to the front door.

Entry Hall

With door to front, tiled flooring throughout with underfloor heating and atrium staircase to the first floor landing. Doors give access to a coat store and further doors lead to:

Sitting Room 12'9" x 14'5" (3.9 x 4.4)

With two windows to side and French glass doors to front, two central heating radiators and beautiful feature fireplace with multi-fuel burner. There are original beams overhead and glass double doors lead through to:

Study 12'1" x 13'1" (3.7 x 4.0)

With window to side, central heating radiator and feature beams overhead.

W.C.

With tiling to floor and underfloor heating, decorative panelling to half walls, fitted sink and w.c.

Family Dining Area 17'0" x 13'9" (5.2 x 4.2)

With double glazing window to front, bay to side and tiling to floor with underfloor heating throughout. This space is open plan into the kitchen and provides ample space for both dining and living furniture, making for the perfect space to enjoy time with family and friends.

Kitchen 15'1" x 20'4" (4.6 x 6.2)

With French doors out to the rear patio, tiling to floor with underfloor heating and open plan through to the snug. There are a variety of fitted bespoke inframe German wall and base units with Quartz worksurface over, a matching island with sink and drainage and space for a large range cooker with extractor overhead. Integrated appliances include the fridge and freezer, dishwasher and bins.

Snug 8'6" x 8'2" (2.6 x 2.5)

With double glazing windows to front and side and tiling to floor. Doorway gives access to:

Laundry 5'2" x 7'6" (1.6 x 2.3)

With double glazing window to rear, tiling to floor with underfloor heating and fitted bespoke base units with quartz worksurface over. There is a fitted one and a half bowl sink with drainage, space and plumbing for white goods along with the house boiler. This space follows through into the boot area.

Boot Area 5'6" x 7'10" (1.7 x 2.4)

With door to side for access, tiling to floor and ample fitted storage for shoes and coats.







First Floor Landing

With skylight to rear, central heating radiator and doors leading to:

Bedroom One 14'1" x 18'0" (4.3 x 5.5)

With dual aspect double glazing windows to front and side, central heating radiator and door to the ensuite.

Ensuite

With double glazing window to front, tiling to shower cubicle and floor with electric underfloor heating. There is a low level w.c., freestanding vanity with sink basin and large shower cubicle with hand held shower, drench head, inbuilt bench seat and shelf.

Bedroom Two 14'9" x 12'9" (4.5 x 3.9)

With double glazing window to front, central heating radiator and fitted sliding door wardrobes for storage.

Bedroom Three 13'5" x 12'1" (4.1 x 3.7)

With double glazing window to side, central heating radiator and ample fitted wardrobes for storage.

Bedroom Four 6'2" x 12'9" (1.9 x 3.9)

With double glazing window to side and central heating radiator.

Bathroom

With double glazing window to rear, chrome heated towel radiator, further radiator behind the bath and tiling to floor, shower cubicle and splashback. There is a pedestal sink, w.c., roll top claw foot back with hand held shower and shower cubicle with hand held shower and drench head over.

Double Garage

With electric points and lighting overhead, opening through into the workshop and door into the w.c. To the roof are seventeen solar panels, all of which provide towards the property and help towards the savings of running costs.

Workshop

With two windows to side, opening through into the garage, lighting overhead and electric points throughout.

Annexe- Entry

With double glazing window to side, wood flooring throughout and stairs to the first floor landing.

Annexe- W.C.

With wood flooring, tiling to splashback, fitted hand wash basin and low level w.c.

Annexe- First Floor Landing

With doors to:







Annexe- Open Plan Living Space 16'8" x 16'4" (5.1 x 5.0)
With three skylights to rear, double glazing window to side, wood flooring throughout and electric heater that also provides air conditioning. There are various fitted base units with quartz worksurface over, one and a half bowl sink with drainage and space for a fridge freezer. There is an integrated dishwasher, cooker and hob with extractor fan overhead. This space also provides ample room for both living and dining furniture.

Annexe- Bedroom 10'2" x 10'2" (3.1 x 3.1)
With skylight to front and wood flooring throughout. Door leads through to:

Annexe- Shower Room
With skylight to rear, chrome heated towel radiator, wood flooring with electric underfloor heating and tiling to shower cubicle and splashback. There is a fitted vanity sink, w.c. and fitted shower cubicle with hand held shower and drench head over.

Gardens
This property boasts a large patio area providing a great space for al fresco dining and a secluded lawned area with large shed for storage, greenhouse, vegetable patch and pathway leading to the office. To the righthand side of the property is a further lawned area with established borders and planter beds, mature trees along with fruit trees and ample space for garden furniture to sit out and enjoy the warmer months.

Office 11'9" max 7'6" min x 16'0" max 8'2" min (3.6 max 2.3 min x 4.9 max 2.5 min)
With French doors to front, herringbone wood flooring and door through into the shower room.

Office: Shower Room
With tiling to shower cubicle and splashback and herringbone wood flooring. There is a fitted hand wash basin, w.c. and fitted shower cubicle with electric shower.

Tenure - Freehold
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.

Council Tax
Tax band is G.

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/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.



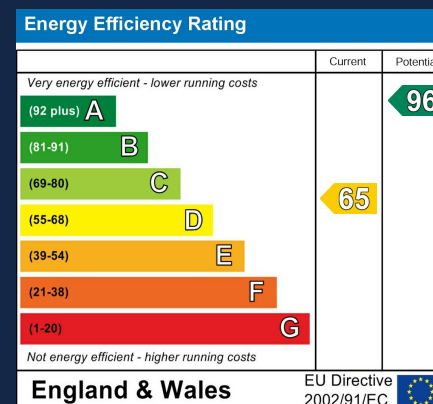
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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