



Woodlands House, Bewdley, Worcestershire

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EST. 1898

Woodlands House
Button Oak
Bewdley
Worcestershire
DY12 3AG

A substantial period property with significant charm set in 4.8 acres,

Reception Hall, Music/Dining Room, Library/Sitting Room, Drawing Room, Kitchen, Utility Room, Conservatory, Cloakroom, W.C. 5 Bedrooms, 4 Bathrooms (2 En-suite)

Detached Garage/Coach House, Stables, 2 Further Double Garages and Outbuildings, Orchard, Lawns, Patios, Garden House/Office and Paddock, Swimming Pool, Wildlife Pool and Pool House.

In all around 2746 sq.ft

Situation

Woodlands House occupies a private position on the edge of the Wyre Forest and is set well back from the B4194 Bewdley to Kinlet Road. The pretty village of Button Oak is located approximately 3 miles north of the sought after Georgian Riverside Town of Bewdley. Further extensive amenities are available in the nearby town of Kidderminster together with Worcester and Birmingham.

Kidderminster has a direct rail service to Birmingham, Worcester and London. There is M5 Motorway access via junction 3 at Quinton, junction 4 at Lydiate Ash and junction 5 at Wychbold.

There is an excellent range of educational establishments nearby and the independent sector is well catered for with a range of private and public schools in Kidderminster, Stourbridge, Bromsgrove and Worcester.

Description

Woodlands House is originally a Victorian Farmhouse dating back to the 1840's with an interesting history, which over the years has been altered and extended by previous owners.

The ground floor provides an extensive range of reception rooms with several having feature fireplaces and a substantial

double-glazed conservatory which enjoys a wonderful aspect over the gardens to the rear of the property and out onto the Wyre Forest beyond.

The property is approached from the main road down a private driveway which is lined with a variety of mature trees and shrubs and to the right is an established orchard. Continuing down the driveway one arrives at the turning circle at the centre of which is a fine Magnolia tree and there is parking for several cars.

The property is entered up some steps and through the main front door into the impressive reception hall which has some ten-foot-high ceilings. Immediately on the right-hand side is the dining room which is currently being utilised as a music room. With glazed double folded back doors off the reception hall one can appreciate the fine features that are retained in this room especially the fireplace which has been reinstated by our client.

To the left of the reception hall is the library/sitting Room with panelled walls and another feature fireplace. Double glazed doors lead out to the large conservatory and a further window out onto the front of the property. This is a light and airy room.

The conservatory which runs the length of the property and is double glazed with half parquet flooring and half solid wood flooring and provides views over the magnificent gardens and out onto the Wyre Forest beyond is a truly impressive feature. From the conservatory one can access the drawing room with feature fireplace. Doors lead out onto a patio courtyard.

The kitchen which has a range of predominantly white cabinets, double oven oil fired Royale Rayburn, further electric five ring range with two ovens and a grill. Additional integrated double oven and grill is within the units. Integrated dishwasher and double sink draining unit with views out onto the orchard. From the kitchen is a utility room with plumbing for washing machine and space for large fridge freezer and tumble dryer. A door from the hallway leads to an impressive cellar.

From the reception hall one can access the first floor via the impressive return open staircase onto the central landing from which can be found the master bedroom with en-suite bathroom with a tiled floor and vanity unit with integrated wash basin. Low WC, freestanding claw foot bath with central taps and a heated towel rail.

Bedroom 2 is a particularly pretty room, built in wardrobes, en-suite shower room. Bedrooms 3 and 4 both have built in wardrobes and are currently both being used as studies. The landing splits down to a second level where there is a further fifth Bedroom, a shower room and the family bathroom which consists of tiled flooring and splash back, WC, marble topped vanity unit with wash basin and free-standing roll topped bath with claw feet. (One shower not functioning)

Outside

Potential Annexe/Office - this area has 2 reception rooms, kitchenette, WC, and could essentially be self-contained and used as secondary accommodation with the relevant permissions.

Attached to this are 2 tack rooms, 3 stables, 2 double garages. This area has private access and can be totally self-contained.

There is a further detached single garage/coach house. The gardens are mainly laid to lawn and consist of several varieties of mature trees and shrubs. To the rear of the garden abutting the paddock/meadow is a wildlife pool which is complemented by a substantial willow tree. A real feature of this property is the impressive swimming pool area which is raised and terraced and complemented by a pool house and a further garden house which consists of kitchenette, dining room and Lounge. Adjacent to the swimming pool is a large lawned paddock area. To the south of the gardens one can access the meadow which is approximately 2 acres. Adjacent to the grounds there is direct access to the Wyre Forest which makes this property ideal for a family with equestrian interests.

GENERAL INFORMATION

Services / Fixtures and Fittings

Mains water and electricity. Private drainage. Oil fired central heating. Fitted carpets, curtains and light fittings may be available by separate negotiation. Otherwise any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

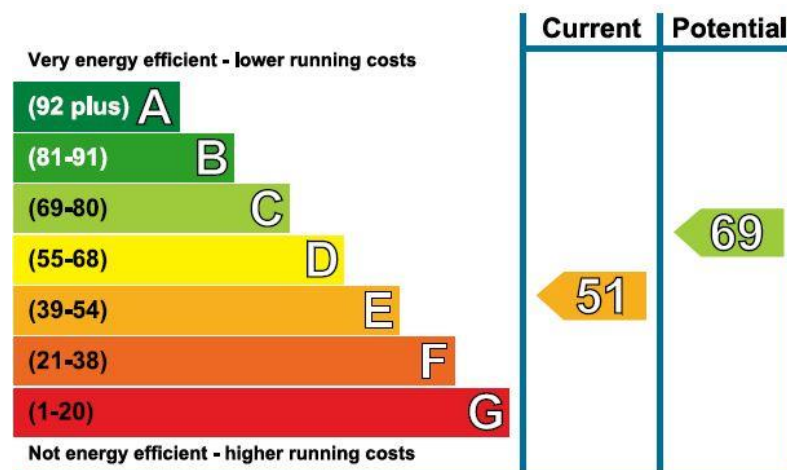
Local Authority

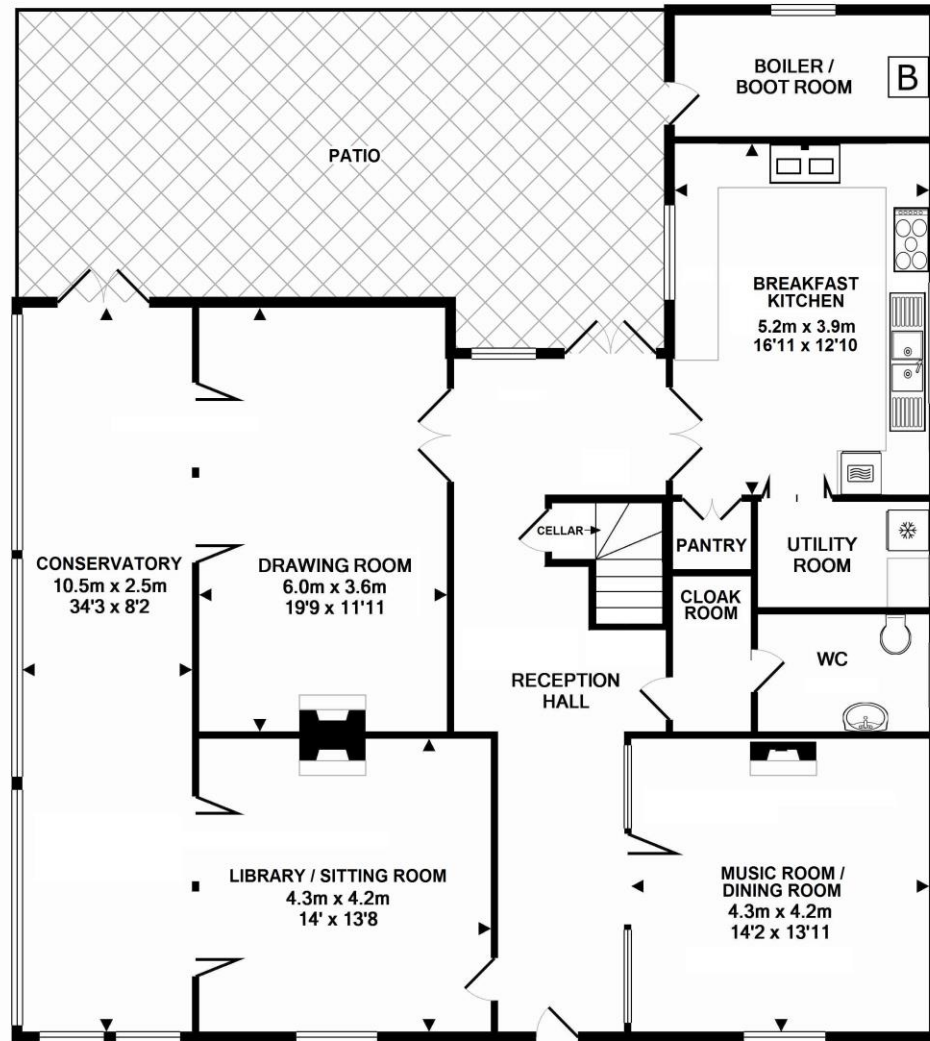
Wyre Forest District Council Tel: 01562 732928

Directions

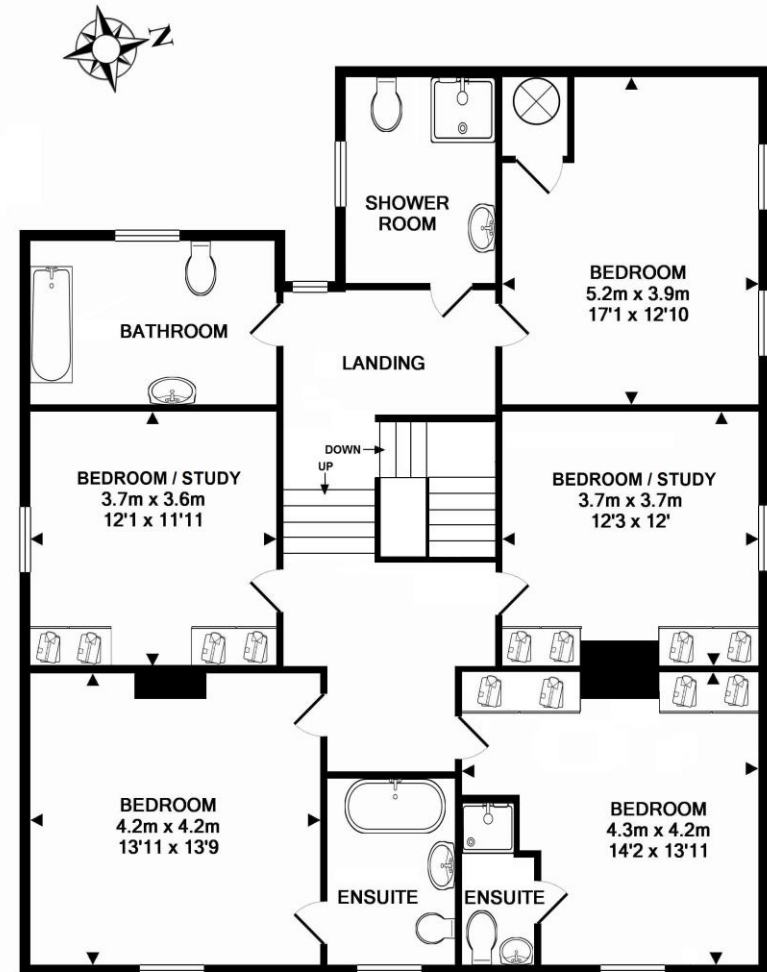
From Kidderminster take the A456 Bewdley Road towards Bewdley and over the bridge into the centre of the town. Go past the church bearing right at the rear of the church continuing along towards Kinlet and Highley. On entering Button Oak, Woodlands House can be seen along on the left-hand side prior to the Arley turning.







GROUND FLOOR APPROX AREA
140.6 SQ.M. (1514 SQ.FT.)



FIRST FLOOR APPROX AREA
114.5 SQ.M. (1232 SQ.FT.)

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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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