



Rathenwick, Chapel Lane, Rock, Worcestershire

G HERBERT  
BANKS

EST. 1898

Rathenwick  
Chapel Lane  
Rock  
Worcestershire  
DY14 9XF

A wonderful extended period country house.

A very desirable setting on the edge of the Wyre Forest.

Situated in a no through lane.

- Reception hall, lounge, sitting room, study, rear hall, dining kitchen, utility room.
- Four bedrooms, en-suite shower room, family bathroom.
- Detached double garage. Timber stabling. Accommodation & outbuildings as a whole 2910 sqft.
- Gravel parking, good sized mature gardens. The whole including Paddock about 1.275 acres.

#### Situation

Rathenwick is situated in a lovely rural area lying in a no through country lane with bridle path and footpaths leading directly into the beautiful Wyre Forest. The immediate area provides a range of amenities including The Royal Foresters Gastropub, The Colliers Farm Shop & Tea Room. There is a Post Office/General Store and junior school in the nearby village of Far Forest.

The historic and charming riverside town of Bewdley with many gorgeous buildings provides an extensive range of amenities including both junior and senior schools.

The principal Wyre Forest Town of Kidderminster is a short driving distance away. This has a direct rail service to Worcester, Birmingham and London.

#### Description

This splendid family home has much to offer. Originally a period dwelling it has been substantially extended to provide spacious and well-presented double-glazed accommodation.

The house is approached by a good sized reception hall with twin cloaks cupboard.

The lounge with its twin aspect has double glazed doors to the side, fireplace with electric iron stove, timber wall panelling.

The charming sitting room has a handsome and substantial stone and brick inglenook fireplace with wood burning stove and quarry tiled hearth. Leading off this is a useful study with a pretty cast-iron decorative stove fireplace and surround, timber laminate floor.

A splendid feature of Rathenwick is the large dining kitchen with a range of wall and floor mounted cabinets, seven ring Flavel range cooker with a Rangemaster extractor over and tiled surround, Beko dishwasher and pantry cupboard, timber floor. Other ground floor rooms include a rear reception hall with quarry tiled floor, a useful understairs cupboard and pretty entrance porch off. There is a useful spacious utility room with wall and floor mounted cupboards and sink unit together with a cloakroom.

The first floor provides four bedrooms served by a galleried landing. The master has an en-suite shower room and there is a separate well appointed family bathroom including a pod bath and tiled shower cubicle.

#### Outside

Rathenwick is approached by a recently re-gravelled driveway with twin timber field gates. This leads to the rear of the house and the detached double garage with twin doors and two integral stores.

Lying principally to the rear of the property is an expansive lawned garden, partially screened LPG tank, former dog kennel.

The lawned garden leads around to the front of the property with spacious kitchen garden incorporating several raised beds being enclosed by posts and wire fencing with rear compost area.

Paddock – Rathenwick has the benefit of a metal bar field gate leading off the driveway to timber stabling with power and lighting. This includes three loose boxes and a tack room. There is a metal bar field gate leading to the fenced paddock.

#### GENERAL INFORMATION

##### Agents Note

This lovely home has many features and it is ideally suited to those with equestrian/possible small holding interests. The proximity of the Wyre Forest with its glorious walking and riding opportunities is a wonderful feature. Despite its rural setting it is very convenient for commuting.

##### Services

Mains electricity and water. Private drainage. LPG central heating with Vaillant central heating boiler.

##### Local Authority

Wyre Forest District Council

##### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

##### Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions What3words ///tenure.fallen.marked





# Chapel Lane, Rock, Kidderminster, DY14



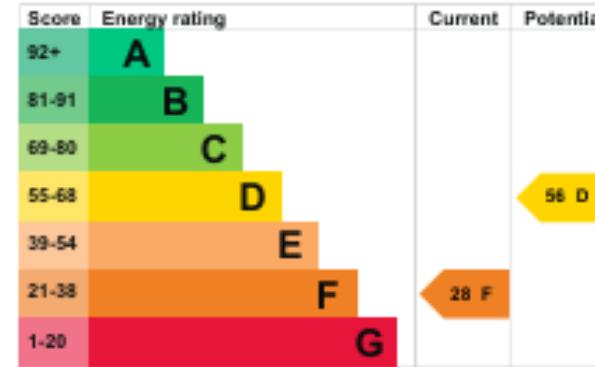
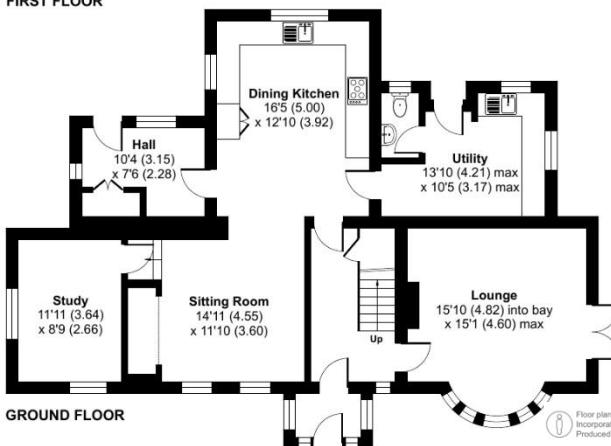
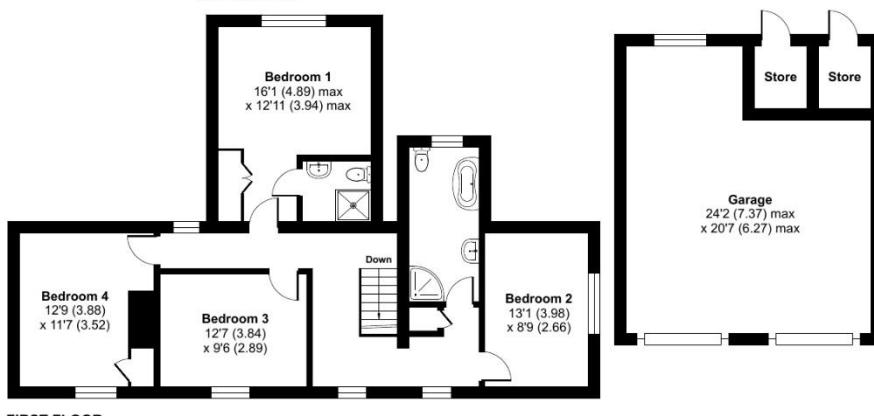
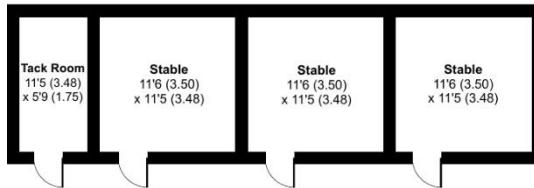
Approximate Area = 2021 sq ft / 187.8 sq m

Garage = 430 sq ft / 39.9 sq m

Outbuilding = 459 sq ft / 42.6 sq m

Total = 2910 sq ft / 270.3 sq m

For identification only - Not to scale



## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



