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Hunters Lodge
New Wood Lane, Blakedown

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Hunters Lodge, New Wood Lane, Blakedown, DY10 3LD

A fabulous six bedroom detached house dating from the Arts and Crafts era, having been beautifully refurbished to a high specification, to provide a contemporary style of living. The central heating system includes under floor heating to the kitchen, hall and utility, with quality kitchen, sanitary fittings and oak internal joinery throughout.

Occupying a particularly prestigious address in New Wood Lane with many other individual high value properties in substantial plots, this particular property stands pretty much on its own with stunning far reaching views over rolling countryside to the Clent Hills yet conveniently placed for the commuter either by road or utilising the village railway station at Blakedown which has a direct service to Birmingham, Worcester and London Marylebone.

Located between Hagley and Kidderminster there is an excellent range of local amenities and further afield Birmingham and Worcester. This lifestyle property is ideal for those with equestrian interests or keen walkers, who can enjoy the many bridleways and footpaths across the surrounding countryside.

The house has a light and airy feel and this together with the sunny South facing rear aspect is ideal for entertaining.

The property stands centrally within this premium plot of just over 1 acre offering great privacy and views.

An electrically gated long gravelled drive leads to the house with plenty of parking.

The recessed porch leads to a central reception hall with oak staircase by John Tanner and complimentary oak internal doors. There is a guest cloakroom with wc and wash basin.

The principal living room is of generous proportions having French doors to the sunny rear garden. The snug has dual aspect and staircase leading to bedroom 6/home office.

The dining kitchen/family room will no doubt form the hub of family living and is particularly large with triple aspect to enjoy the far reaching views. There is an impressive part vaulted ceiling and French style kitchen with soft close doors in oak complimented by granite work surfaces, a Neff induction hob and two ovens, microwave, dishwasher and space for American fridge freezer plus a large central island. Electrically operated Velux windows allow additional natural light from high level. There is a Limestone style floor and French doors lead to the garden.









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Separate utility room with full height cupboards providing great storage in a high gloss finish.

The spacious landing has a large window with impressive views. There are five double bedrooms including a fabulous master bedroom with glorious views to the front, Velux windows with blackout blinds and fitted wardrobes and oak finish flooring. The very stylish en-suite shower room features a Duravit vanity wash basin, together with concealed cistern wc and shower.

The house bathroom has a double ended bath, wall mounted wash basin, shower and wc.

A remote thermo insulated door gives access to the double garage with tiled floor ideal for your pride and joy, and, incorporates a boiler room with hot water cylinder.

The gardens are delightful and private with extensive lawns, and large stone patio to enjoy the sunny aspect to the rear. Shrubs border the lawn and there is a large timber mower shed in the corner of the plot.

Fibre Broadband really is a really important feature when working from home.

Tenure – Freehold

Council Tax Band - G

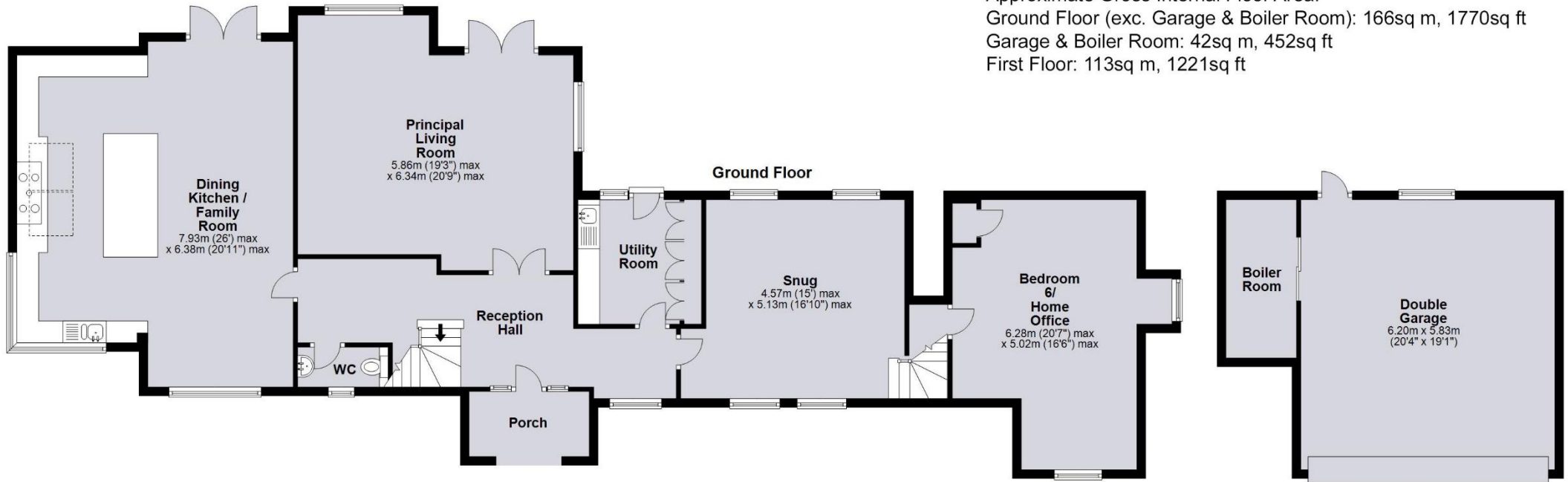
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Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage & Boiler Room): 166sq m, 1770sq ft
 Garage & Boiler Room: 42sq m, 452sq ft
 First Floor: 113sq m, 1221sq ft



03/09/2023, 10:35 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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