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Elgar House, Park Attwood Court Shatterford

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Elgar House, Park Attwood Court, Trimpeley Lane, Shatterford

An incredibly spacious contemporary five bedroom home split over three floors and offering flexible accommodation. Carefully crafted by Christopher Charles Properties within an exclusive gated 6.7 acre development of just 7 homes.

With stunning panoramic and far reaching views, the property has big windows and Juliet balconies to make the most of the fabulous setting. Upon entering the property, a double-height atrium creates a real sense of arrival.

This level features an open-plan kitchen, dining, and living space with open views, large expanses of glazed sliding window with Juliette balconies. Kitchen fittings are by Kessler luxury kitchens, with large central island and quartz worksurfaces together with premium Smeg integrated appliances. There is a separate utility room to the same standard and a well specified guest cloakroom/wc.

There is a second reception space providing a more intimate breakout space.



On the lower level are two spacious double bedrooms with en-suites and a garden room, all of which feature access to the rear gardens and a boot room leading to the outside, ideal when returning from a leisurely walk.

On the upper floor, there is a principal bedroom with en suite, two further double bedrooms and a family bathroom.

The bathrooms feature premium sanitary ware and Vogue ceramic tiling. The interior finishes have been carefully designed and planned by Olivia Fear Interior Design, London. This ultra modern home has green credentials including an air heat source pump. With underfloor heating and radiators.

The property has ample driveway parking as well as a double garage with tiled floor and there is an EV car charging point

The development includes approximately 2 acres of wooded land owned and shared by the seven properties, safe for children and dog walking

There is a modest annual Service Charge of approximately £1,995 to cover the communal areas and features including the gates and private drainage plant. The property benefits from the comfort of a LABC 10 year warranty.



History

Steeped in over 650 years of true British history its story begins after John Attwood acquired a formal license in 1362 to enclose 600 acres of land at Kidderminster and Wolverley.

The Park Attwood Estate stayed within the Attwood family for nearly 450 years. The deeds were bought by Henry Chillingworth of Holt Castle whose family remained there until just before the outbreak of the First World War.

The Manor's new owner, Thomas Hessin-Charles decided the property would become a hotel. During World War 2 the site became a billet for the Royal Corps of Signals. In more recent times Park Attwood has been, a hotel, a country club, a therapeutic centre and now a beautiful exclusive residential development in a stunning setting.

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we sell **homes.**



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Location and Transport

Shatterford is a village in the Wyre Forest District of Worcestershire, located approximately 3.7 miles north-west of Bewdley and four miles from Kidderminster. The village is surrounded by wonderful countryside and includes Shatterford Wildlife Sanctuary and Fishery and Man Wood. Situated on the banks of the River Severn and the edge of the Wyre Forest, nearby Bewdley was once described as "the most perfect small town in Worcestershire". The town enjoys a good choice of pubs, cafes and restaurants along with small independent shops, craft studios, a brewery, local museum, a selection of sports clubs and a number of churches. Being approximately 22 miles south west of Birmingham and 18 miles north of Worcester, Bewdley is served by a good motorway network with excellent links to the M5, M6, M40 and M42, Birmingham International Airport is approximately 45 minutes away. The main line train station in Kidderminster is within a ten minute drive and has regular services to and from Worcester, Malvern, Birmingham and London Marylebone.

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Directions:

What3words [excavate.televisе.glance](https://www.what3words.com/excavate.televisе.glance)

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Schools,

Bewdley is fortunate to benefit from two primary schools and a high school, all rated as Good by Ofsted in their most recent inspections. The independent sector is also well catered for locally with a fine selection of schools available nearby in Kidderminster, Chaddesley Corbett, Abberley, Bromsgrove and Worcester.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

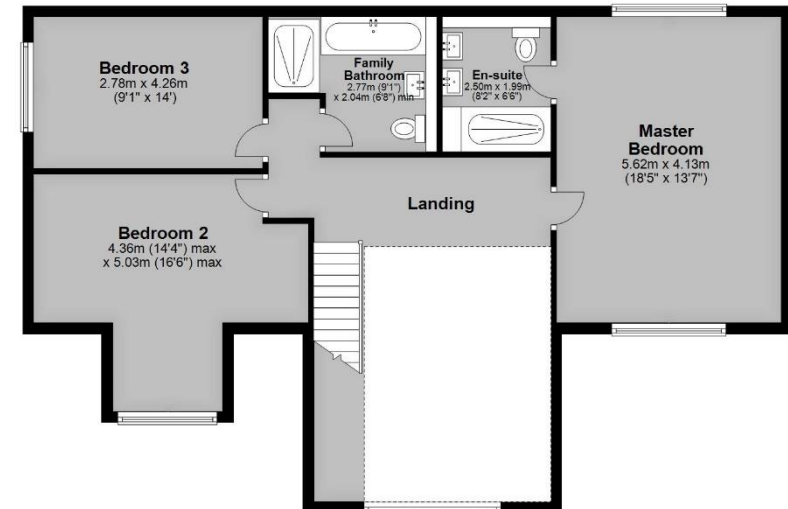
Ground Floor
156.9 sq. metres (1688.7 sq. feet)



Lower Ground Floor
Approx. 94.2 sq. metres (1014.4 sq. feet)



First Floor
Approx. 95.0 sq. metres (1022.2 sq. feet)



Total area: approx. 346.1 sq. metres (3725.2 sq. feet)



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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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