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Belvedere House, Park Attwood Court, Shatterford

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Plot 3, Belvedere House, Park Attwood Court

An incredibly spacious 5-bedroom contemporary home split over 3 floors and offering flexible accommodation. Carefully crafted by Christopher Charles Properties being an exclusive gated 6.7 acre development of just 7 homes. The stunning panoramic and far reach views are maximised by extensive glazing. Upon entering the property, a double height glazed atrium creates a real sense of arrival. At this level, there is a staircase to the first floor and also a staircase with large roof window which throws lots of natural light down the stairwell to the lower level.

There is a well specified guest cloak room and one of the most stunning features is the particularly large open-plan breakfast kitchen dining and living space which stretches the entire width of the rear elevation with glazed doors giving access to a large raised decking area ideal for entertaining, there are three sets of doors which open to panoramic views.

Kitchen fittings by Kessler luxury kitchens, with large central island and quartz work surfaces together with premium Smeg integrated appliances. There is also a separate utility room to the same standard with external access and ideal as a secondary entrance after perhaps a long walk in the open countryside with space to remove boots and coats.



There is also a separate living room/snug providing an ideal breakout space.

On the lower floor there is a hallway with external access to the garden, two double bedrooms 4 and 5 with their own dressing rooms and well-specified en-suite shower rooms.

On the first floor there is a spectacular galleried landing, master bedroom suite with en-suite shower room, two further bedrooms and well-specified house 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 and underfloor heating to the lower levels with radiators to the first floor.

The property has ample driveway parking as well as a double garage with tiled floor and internal access to the house, plus an EV car charging point.

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



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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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.

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.

Directions:

What3words excavate.televised.glance

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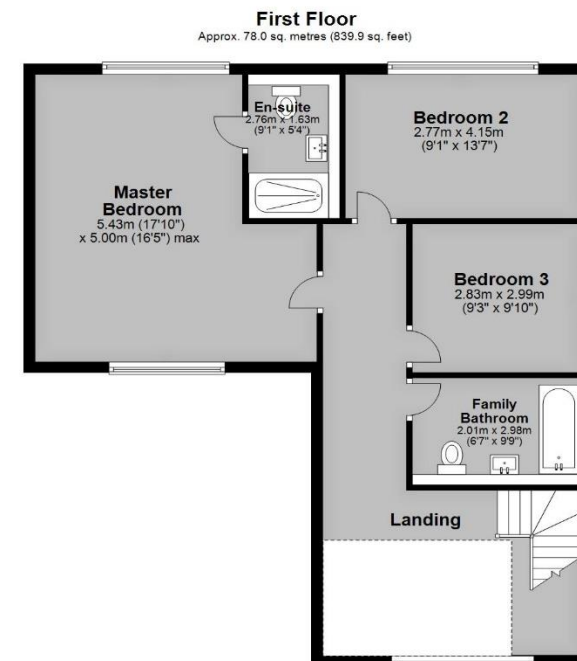
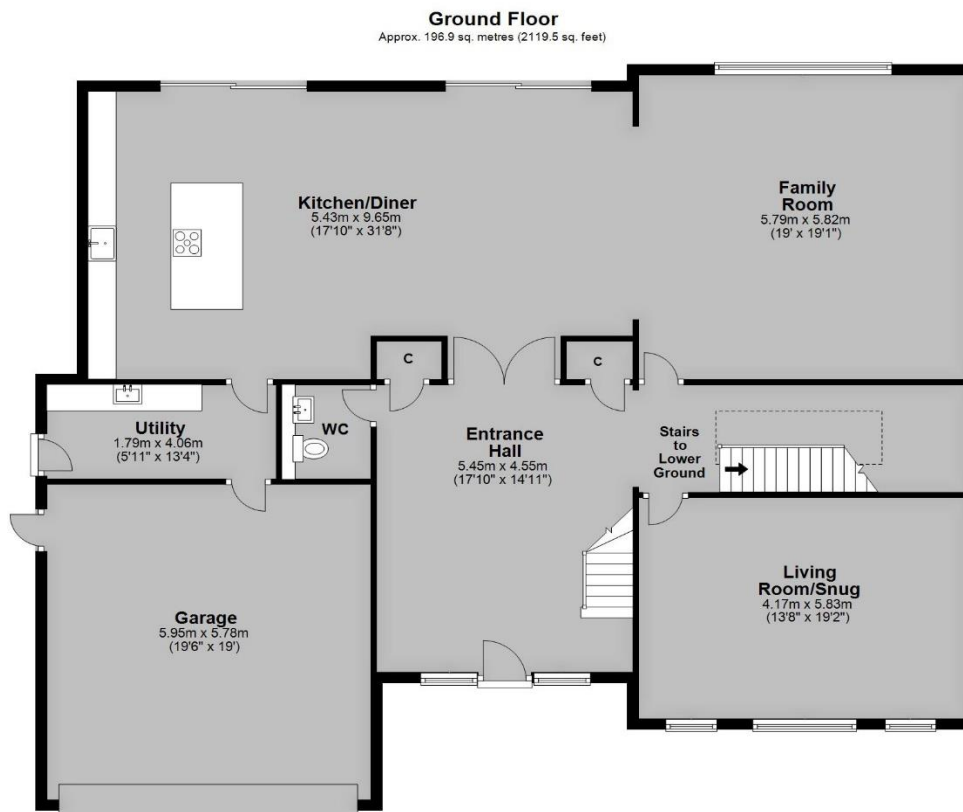
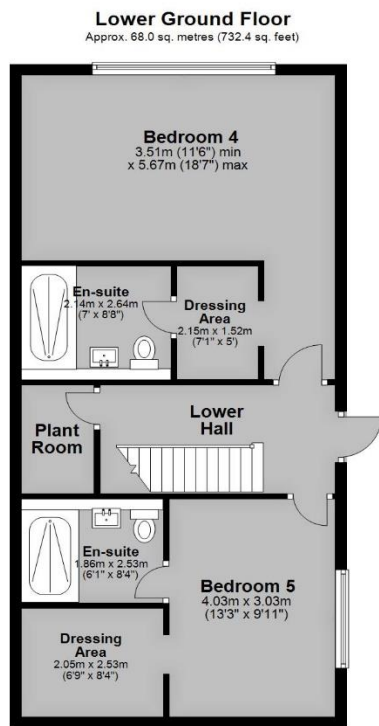
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Schools

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.







Total area: approx. 343.0 sq. metres (3691.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

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