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Sundown
Belbroughton Road, Hackmans Gate

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Sundown Hackmans Gate Clent DY9 0EW

Sundown is a generously sized and beautifully presented home, perfect for families, multigenerational living, or those seeking a space to work from home.

Boasting 4/5 bedrooms, including a master with an en-suite, plus two additional bath/shower rooms, this property features a large drawing room, dining room, making it ideal for entertaining, a Snug/ TV room, and a stylish contemporary breakfast kitchen. Three of the bedrooms are located on the first floor, along with a bathroom and kitchenette. The property sits on a plot of approximately 0.47 acres, with a sunny, southerly-facing rear garden that backs onto open countryside, located in the small hamlet of Hackmans Gate. Countryside walks are on the doorstep.

Built around 1968 and thoughtfully updated by the current owners, this dormer-style detached house boasts a wide frontage, a large in-and-out driveway offering plenty of parking space for guests, and an impressive total floor area of approximately 3652 sqft (339 square metres), including a double garage.

Upon entering, double doors lead into an enclosed porch and a central reception hall with a large guest cloakroom, featuring a low-level WC and a Sottini vanity wash basin. The drawing room is spacious, with excellent proportions and expansive glazing glass windows offering views of the garden and the surrounding countryside. In the colder months, the stylish log burner adds a cosy touch, perfect for socializing.



The open layout flows seamlessly into the dining room, which comfortably accommodates a large table and has a projecting bay window to the side. This room also connects directly to the kitchen for added convenience.

A set of double doors from the drawing room opens into a welcoming snug/TV room, featuring dual-aspect windows and full-height glazing that maximizes the view, with patio doors leading outside. There is also a built-in cocktail bar with a sink, creating an ideal space for enjoying an after-dinner drink.

The breakfast kitchen, refitted by Kensington, offers a sleek and stylish design with contrasting yet complementary finishes. It includes a curved peninsular, integrated appliances such as a hob, microwave, dishwasher, fridge, freezer, and a gas-fired Aga.

The room also has space for a wall-mounted TV and flows into a distinct breakfast area. A lobby/ boot room provides covered access to the double garage, as well as a utility room and a gardener's WC with a wash basin.

The master bedroom is located on the ground floor and offers generous proportions, with two banks of built-in wardrobes, a dressing table, and a spacious en-suite. The en-suite features a Victoria and Albert freestanding bath, a separate shower, a low-level WC, a wash basin, and is fully tiled.





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Bedroom 2 also includes a bank of built-in wardrobes. Just across the hallway, an additional shower room includes a shower, WC, and vessel vanity wash basin, with stylish wall and floor tiles.

A staircase leads to the first floor, which has a naturally lit landing with two front-facing windows and built-in cupboards for additional storage. On this level, there are three double bedrooms, all with windows that provide views of the rear garden and surrounding countryside. Bedrooms 4 and 5 are interconnected, so bedroom 5 could serve as a nursery or a home office.

This floor is served by a house bathroom with a bath, separate shower, low-level WC, and a wall-mounted vanity wash basin, all tastefully presented.

The kitchenette on this level is a practical addition, perfect for guests, extended family, or as a work-from-home office, offering some separation from the main living spaces. Alternatively, this space could be converted into an additional bedroom if desired. There is also a door leading to useful loft storage.

The property sits within beautifully landscaped gardens, with the rear garden featuring well-planned patio areas, wide side paths, and shaped lawns, all surrounded by mature planting and an impressive Magnolia. The privacy offered by the house, combined with the stunning outlook, and southerly rear aspect make the garden particularly special.







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The property benefits from mains electricity, gas, and water services, with gas-fired warm air central heating. Drainage is to a private septic tank.

Hackmans Gate is a desirable residential location, home to many individual and substantial properties. It lies just south of Hagley, which offers excellent amenities, including highly regarded primary and secondary schools, a village train station, and a range of shops, bars, and restaurants. Hackmans Gate is also ideally situated between the villages of Belbroughton, known for its quintessential English charm, and Blakedown, which has a train station, primary school, and for the golfer Churchill and Blakedown Golf Club. The location offers excellent road access to Birmingham, the West Midlands, Worcester, and easy motorway links via junctions 3 or 4 of the M5.

Tenure: Freehold
Council Tax Band: G
EPC Rating: D

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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>

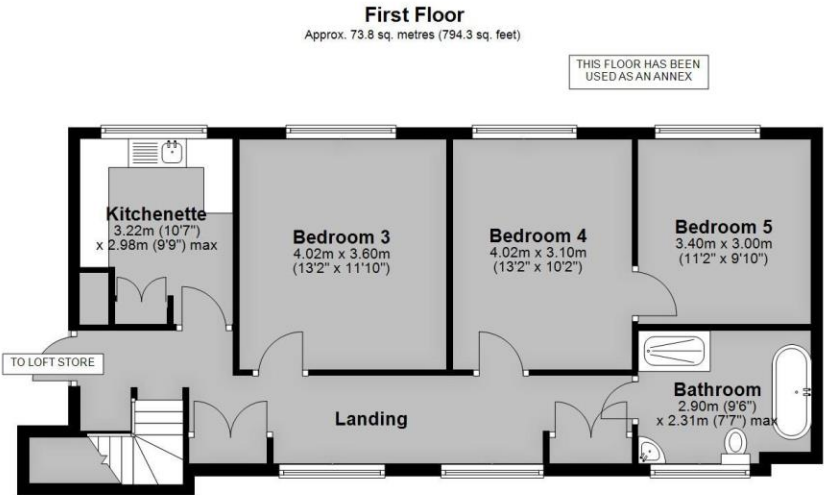
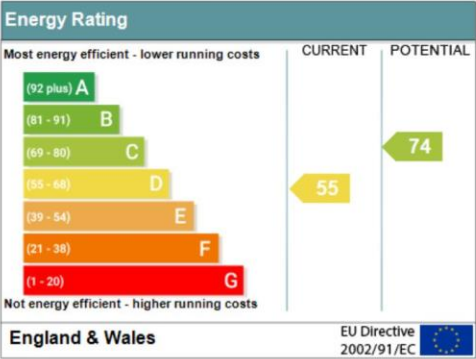
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FLOOR PLANS



Address: Sundown, Belbroughton Road, Clent, STOURBRIDGE, DY9...
RRN: 6600-5137-0222-6423-3953



Total area: approx. 339.3 sq. metres (3652.4 sq. feet)





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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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