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Beech House
46 Hall Lane, Hagley

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Beech House, 46 Hall Lane, Hagley, DY9 9LH

This spacious 4 bedroom detached home occupies an enviable setting with views over the grounds to Hagley Hall. Highlights include impressive central hallway, drawing room with double doors to dining room, study/playroom/sitting room, guest cloakroom, Breakfast kitchen which flows effortlessly into the garden room with lantern roof, double garage, 4 bedrooms master with en suite bath/shower room plus house bathroom, together with easily maintained private gardens.

Hagley is a particularly sought-after location due to its village living and good range of amenities including shops, bars and restaurants as well as for families, the highly regarded schools include Hagley Primary, Haybridge High School and Hagley RC School. For the commuter it is well connected with excellent road links and easy access to the M5 motorway as well as village train station having direct services to Birmingham, Worcester and the ability to get to London.

Hagley is surrounded by open countryside and there are direct views of this from the front of the house together with some fabulous local walks including the grounds of Hagley Hall and National Trust owned Clent Hills.

The house stands behind an in out gated driveway and the front door is framed by an impressive porch which leads to the central reception hall with engineered oak flooring and at the far end staircase rising to the first floor.



The drawing room is an attractive space for family living or when guests arrive and opens by double doors into the dining room which in turn has French doors to the secluded rear garden.

Ideal for home working there is a study which could be multi-purposed as a playroom or additional sitting room.

There is guest cloakroom with wc and wash basin.

The breakfast kitchen is laid out with fitted units including inset sink, AEG electric oven/hob with extractor hood, space for under counter dishwasher and freestanding fridge freezer together with a distinct breakfast area. Sweeping effortlessly into the garden room which is a later extension with lantern roof, engineered oak flooring and patio doors opening to the garden. This room is great in the Spring and Summer months but also the log burner makes it very cosy in the Winter. There is internal access to the double garage which has a particularly good ceiling height, sink, and plumbing for washing machine.

At first floor level the staircase leads to a half landing with window providing natural light and rises to the first floor which gives access to the bedroom accommodation.

The master bedroom located at the front benefits from delightful views over the Hagley Hall Estate to the front and has a range of fitted wardrobes providing excellent storage together with en suite bathroom with over bath shower, wash basin and WC.



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Bedrooms 2 and 3 are double rooms and benefit from fitted wardrobes, bedroom 4 is also a double room. It is understood that the loft is boarded in the centre.

The good-sized house bathroom is well-specified with bath, separate shower with aqua board, low-level wc and pedestal wash basin. There is plenty of cupboard storage.

The rear garden has gated access to the sides and there is lovely porcelain patio area with artificial lawn, gazebo and summer house. It provides private space with ease of maintenance and is complimented by the countryside walks on the doorstep.

Tenure – Freehold

EPC – C

Council Tax Band - G

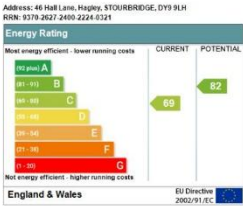
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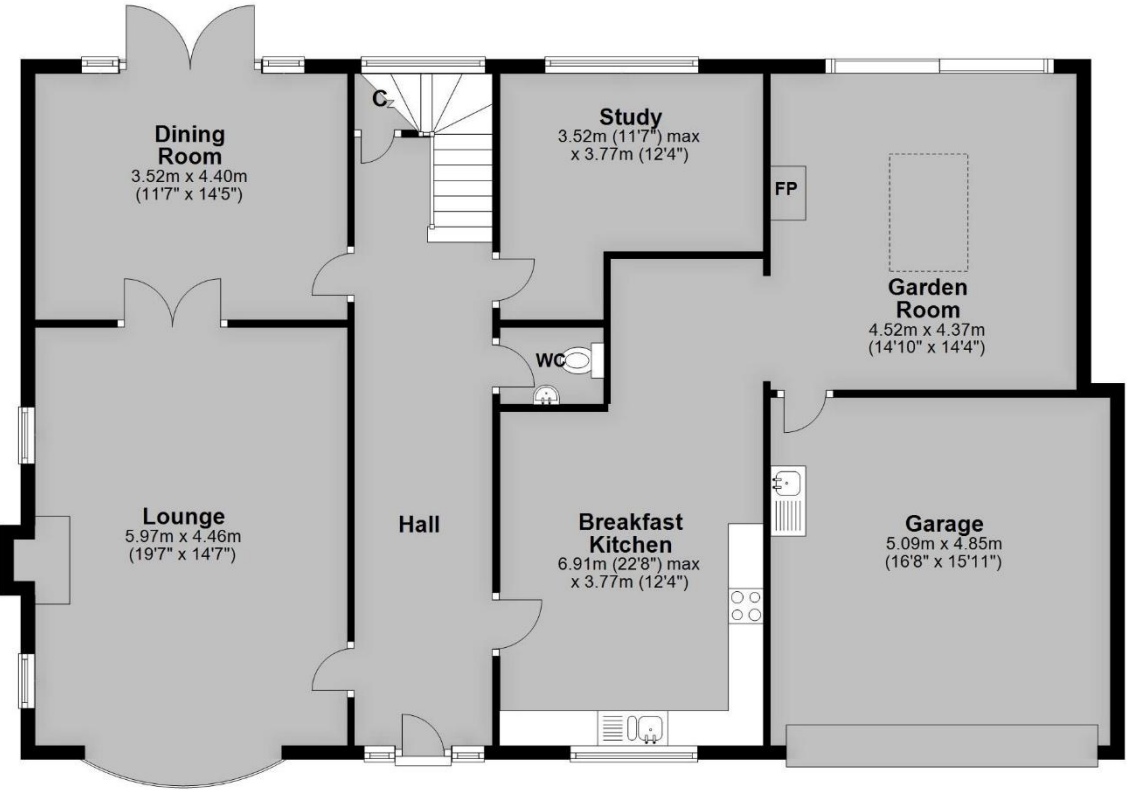




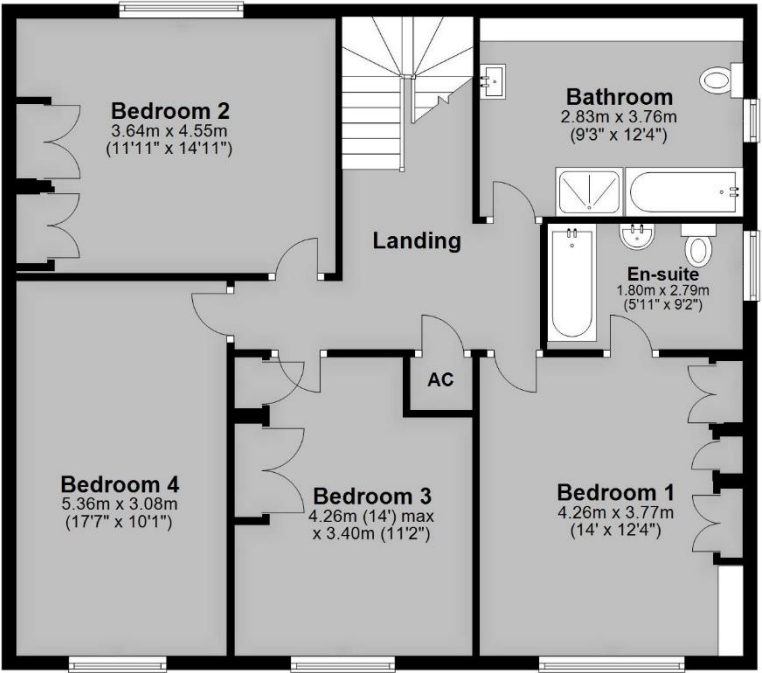
FLOOR PLANS



Ground Floor
Approx. 145.9 sq. metres (1570.5 sq. feet)



First Floor
Approx. 94.8 sq. metres (1020.4 sq. feet)



Total area: approx. 240.7 sq. metres (2591.0 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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