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# The Birches, Stone Meadow

Butts Lane, Stone



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## The Birches, Stone Meadow, Butts Lane, Stone, DY10 4BH

### A Stunning Four-Bedroom Detached Bungalow in an Exclusive Gated Development

Set within a magnificent and tranquil setting, this beautifully designed four-bedroom detached bungalow offers spacious single-level living in a prestigious gated community. With professionally landscaped gardens, premium finishes, and an exceptional layout, this home is ideal for families, professionals, or those downsizing from larger properties in search of generous accommodation and a peaceful lifestyle.

#### Key Features Include:

Four well-proportioned bedrooms, three with luxury en-suites  
Impressive open-plan kitchen, dining, and living space  
Separate utility room and a versatile fourth bedroom/snug  
Internal access is provided to a double garage  
Professionally landscaped grounds extending to approx. 0.86 acres

#### Interior Highlights:

The welcoming reception hall includes a walk-in cloak cupboard and a stylish guest WC. The heart of the home is the expansive open-plan kitchen and lounge with triple-aspect garden views and bi-fold doors on two elevations, ideal for entertaining and indoor-outdoor living.

The contemporary kitchen features sleek white cabinetry, grey quartz worktops, a large central island with breakfast bar and integrated sink (with filtered and boiling water tap), and top-of-the-line Bosch appliances, including an induction hob, double oven, dishwasher, fridge/freezer, and a second sink. The living area is centred around a remote-controlled gas log fire, elegantly inset beneath a inset for a wall-mounted TV.

External sunshades provide protection on warm days and close automatically in higher winds.

#### Bedrooms & Bathrooms:

**Master Suite:** An L-shaped bedroom with a defined dressing area, a full wall of fitted wardrobes, dressing table, and a luxurious en-suite featuring a large walk-in shower, vanity unit, and WC.

**Bedroom Two:** Features sliding wardrobes and a high-spec en-suite with a P-shaped bath, overhead shower, vanity basin, and WC.

**Bedroom Three:** Offers fitted wardrobes, a dressing table, and another stylish en-suite shower room with built-in storage.

**Bedroom Four / Snug:** Ideal as a guest room, second lounge, or home office, with French doors opening to the garden.

All en-suites benefit from heated demister mirrors.





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### **Utility & Garage:**

The separate utility room matches the kitchen's high specification with quartz counters, a sink, and a door to the outside. The boiler is discreetly housed in a built-in cupboard.

The double garage features a tiled floor, plastered walls, skirting boards, a radiator, and remote roller door—ideal as a home gym or adaptable hobby space.

### **Outside:**

Surrounding gardens are a true delight, professionally landscaped by Creative Landscapes to provide privacy, seasonal interest, and tranquillity. A manmade stream and waterfall add a soothing ambiance. A gravel driveway offers ample parking, and the property benefits from garden lighting and a video entry system at the main gates.















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### Additional Information:

EPC Rating: B

Council Tax Band: G

Tenure: Freehold

All mains services connected (gas, electricity, water, drainage)  
Underfloor heating throughout

Full fibre broadband for high-speed internet

Flood Risk: Very Low

Residents' Management Company: Stone Meadow Management Ltd  
Current service charge: £240 every 6 months (£480 per annum) for  
maintenance of communal areas, roads, and gates

### Location:

Ideally positioned in a semi-rural location between Hagley, Hartlebury, Kidderminster, and Chaddesley Corbett, with excellent road access to the West Midlands, Worcester, and the motorway network. Train stations at Kidderminster, Hagley, and Hartlebury offer further commuting options.

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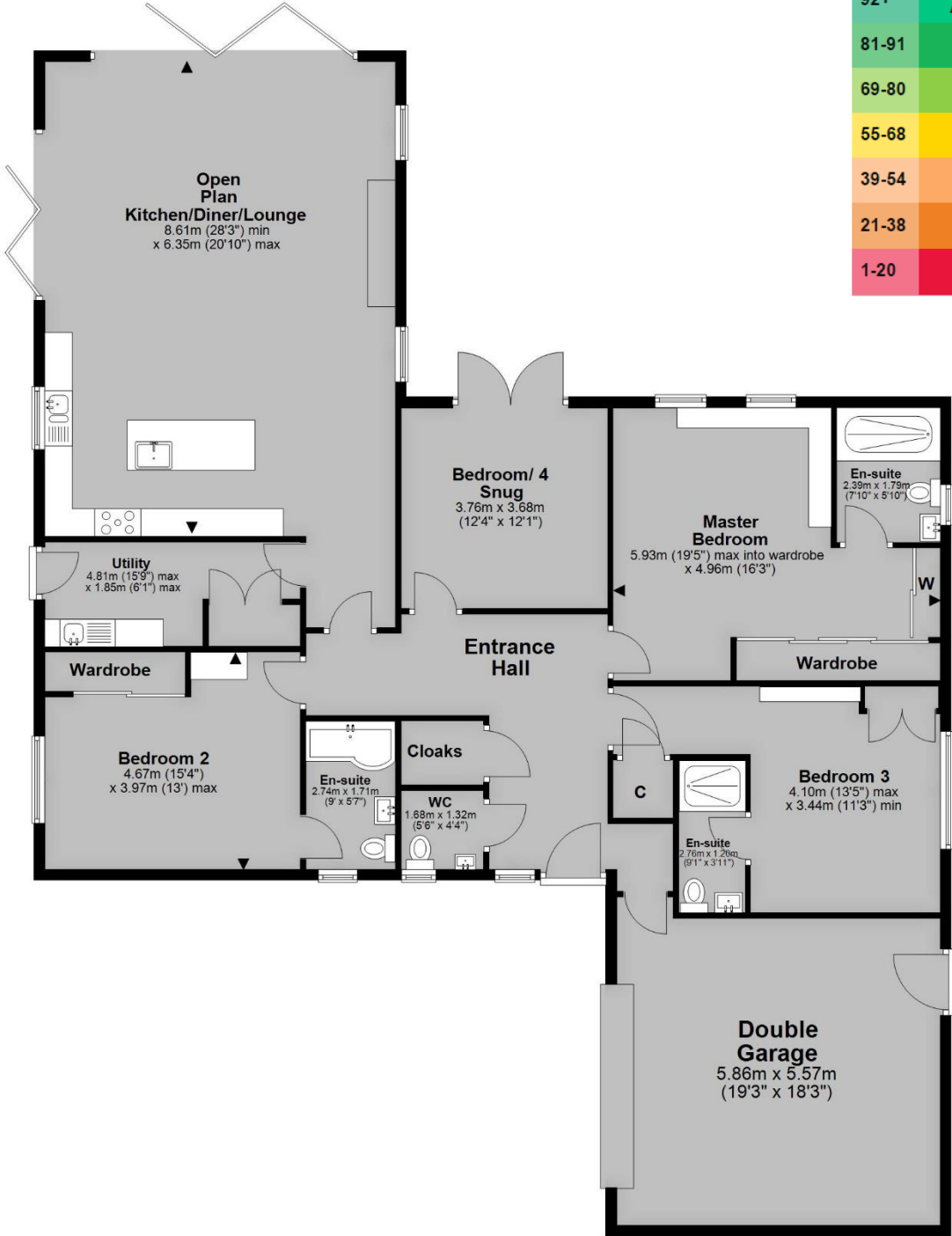
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FLOOR PLANS

Ground Floor  
Approx. 210.0 sq. metres (2260.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 210.0 sq. metres (2260.5 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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