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Willowdene, 36 Newfield Road
Hagley

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36 Newfield Road, Hagley, Worcestershire, DY9 0JR

Willowdene is an impeccably presented and spacious 5-bedroom detached family home, offering 3 bathrooms, a lounge, snug, and a family room that seamlessly connects with the kitchen. Additional features include a utility room, a generous garage, and a separate home office.

Set within a plot of approximately 0.75 acres, the property boasts a stunning, sun-filled rear garden with picturesque rural views, enhanced by large expanses of glazing in the family room, inviting the outdoors in.

Situated on the highly sought-after Newfield Road, Willowdene has been thoughtfully extended and remodelled by the current owners, maintaining the charm of this desirable address. The property is ideally located within walking distance of Hagley Village, offering a range of amenities such as shops, bars, and restaurants. The area is particularly appealing to families due to the excellent primary and secondary schools, as well as the nearby village train station, which provides great commuting links. The surrounding countryside also offers lovely walking routes.

The house is set back from the road, accessed via a long, sweeping driveway with ample parking and turning space. The oak-framed porch leads into a central reception hall with a tiled floor, a full-length side window, and a staircase leading to the first floor. A stylish guest cloakroom with a low-level WC and vanity wash basin is also located on this level.



The snug is a particularly cosy, intimate space, featuring built-in cupboards and shelving, making it a perfect breakout area close to the open-plan living spaces, including the lounge, kitchen, and family room. The lounge is an atmospheric and cosy retreat, while the kitchen features a large central island with an oak block work surface, shaker-style cabinetry, and a larder cupboard. Integrated appliances include a dishwasher, microwave, sink with a boiling water tap and filtered water, and a Rangemaster range.

The kitchen opens into the light-filled family room, which is a highlight of the home. This room is fitted with three triple-glazed roof lights, underfloor heating for winter comfort, and air conditioning to keep it cool in summer. Large patio windows lead out to the garden, blending indoor and outdoor living.

A separate utility room with a deep sink and chef's tap provides space for a washer/dryer, and there is internal access to the spacious garage, which has an additional substantial store area.

Upstairs, the first-floor landing is illuminated by a stunning stained-glass window and two side windows. The master bedroom offers views of the rear garden and includes an en suite shower room with a glass-screened shower, WC, fitted units, and a wall-mounted vanity wash basin. Bedroom 2 also enjoys garden views and features a range of full-height sliding wardrobes. Bedroom 3 is another double room, and the family bathroom includes a large bath, low-level WC, a separate shower, and a wall-mounted vanity wash basin.









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The staircase continues to the second floor, where a spacious landing with a vaulted ceiling and windows to the front and side provides natural light.

Bedroom 4 is a generous room, complete with a solar-powered electric Velux roof window with rain sensor and an en suite shower room. Bedroom 5 is another double room with a vaulted ceiling and a similar Velux roof window, as well as eaves storage cupboards in both rooms.

The property is set amidst a beautifully landscaped garden, with expansive patio areas, gated side access, and raised sleeper beds, including a small herb garden. Beyond the lawns, the garden enjoys a lovely rural outlook.

A particularly valuable feature of Willowdene is the detached home office, just a short walk from the main house. This versatile space benefits from independent heating and broadband, currently used as both an office and a gym. There is also a shed and greenhouse with power.

The house benefits from gas-fired central heating with heatmiser controls and underfloor heating in the family room, along with air conditioning. The home office is also air-conditioned, and an EV charger is installed on the driveway at the front of the house.





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Tenure: Freehold

EPC Rating: C

Council Tax Band: F

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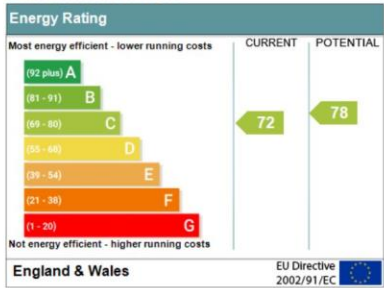
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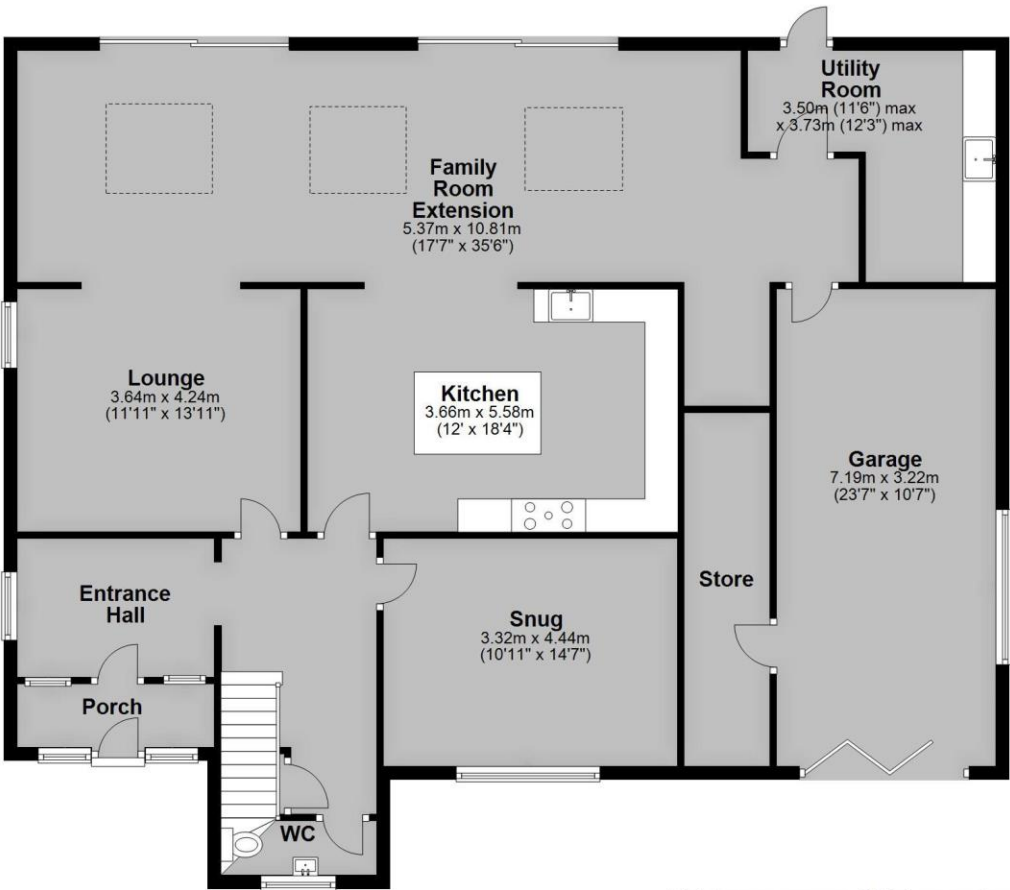
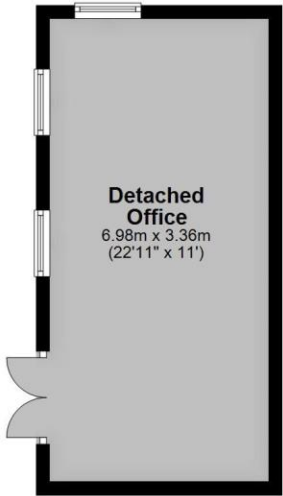
FLOOR PLANS

Ground Floor
Approx. 183.7 sq. metres (1977.0 sq. feet)

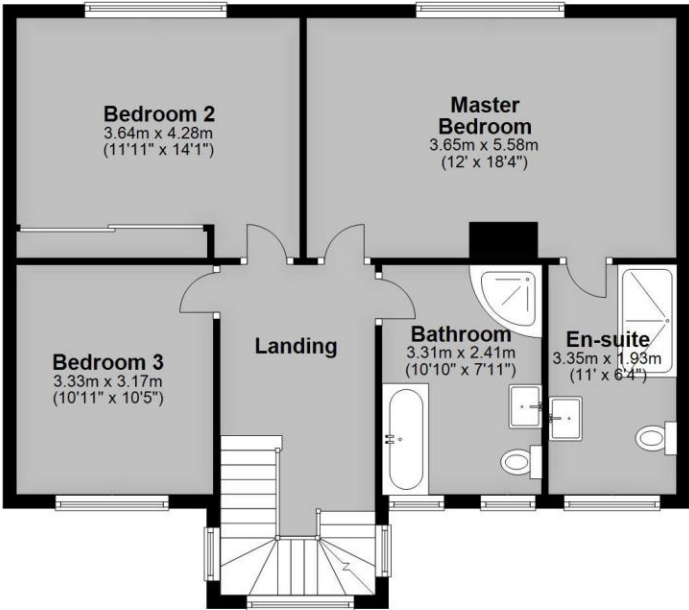
Address: 36 Newfield Road, Hagley, STOURBRIDGE, DY9 0JR
RRN: 0134-3521-2400-0904-1206



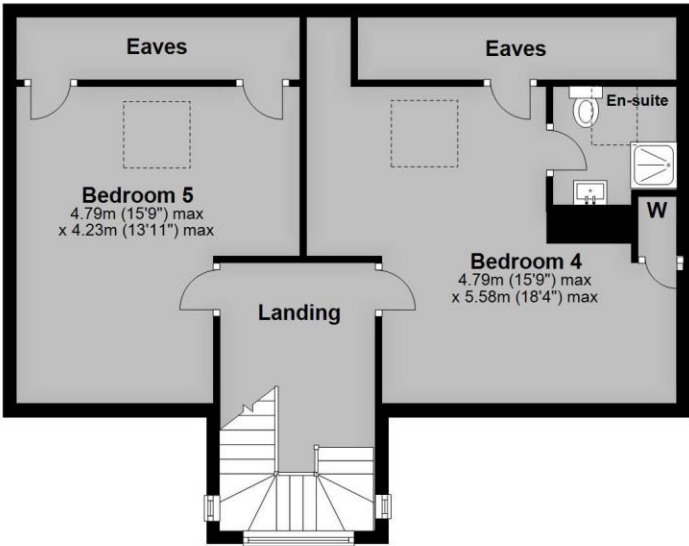
EPC area does not include the porch, garage, store and detached Office.



First Floor
Approx. 74.9 sq. metres (806.4 sq. feet)



Second Floor
Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 323.4 sq. metres (3481.3 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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