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Grantchester
Quarry Park Road, Pedmore

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Grantchester, Quarry Park Road, Pedmore, DY8 2RE

A unique and substantial detached quality home, immaculately presented and extending to approximately 5,200 square feet of accommodation, with open views over adjoining countryside.

Built around 2004 and taking its name from the original house which stood within the plot. Attractive bespoke features include stone mullion windows, and panelling particularly to the study and atmospheric dining room which is perfect for entertaining. There is a fabulous dining kitchen, separate utility room, large drawing room, separate tv room/sitting room. 5 double bedrooms, the master with dressing room and stylish en-suite. Three of the other bedrooms have their own en-suite. There is also a spacious annex which could provide additional accommodation, together with a large 3 car garage.

Occupying one of the best positions at this prestigious Quarry Park Road address, close to Stourbridge Golf Club and conveniently placed for Stourbridge and Hagley which each have their own main line railway stations and direct services to Birmingham, Worcester and even London Marylebone. There are excellent road links and easy access to the M5 and M42 motorways. Hagley provides a good range of shops, bars and restaurants. There are some excellent State and Public schools including Old Swinford Hospital school, Winterfold at Chaddesley Corbett, Kings and RGS at Worcester.



Approached by a private road from Quarry Park Road serving just one other property, Grantchester benefits from a high level of security with laser beams and high-power lighting, security cameras and electrically gated entrance.

There is ample driveway parking. Impressive double oak entrance doors lead to an enclosed porch with a wide oak front door which leads to an even more imposing reception hall with oak flooring. The large stained-glass window on the staircase benefits from an external electric screen to provide shade due to its South Easterly aspect, and a French door gives direct access to the rear patio.

There is a guest cloakroom with wc and vanity wash basin set in marble, and a cloak/boot room. The TV/sitting room features a marble fireplace with electric fire and French doors to the garden.

The principal drawing room is a large well-proportioned room with the focal point being an impressive fire place. Dual aspect, and with leaded French doors to the garden. The oak panelled study/office with oak flooring is a particularly intimate but spacious room, an ideal location for working from home. The dining room is also oak panelled, approached by double doors from the hall and also featuring a stone fireplace. It's a lovely atmospheric room for dining and entertaining.







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we sell **homes.**







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The well-proportioned dining kitchen is expensively fitted with granite work surfaces, induction and gas hobs, microwave, inset sink and the usual integrated appliances, with plenty of space for a dining table. There is a separate utility room together with a store room and built in cupboards.

At first floor level the impressive landing provides space to sit for morning coffee or even an occasional study area.

The master bedroom suite has a dual aspect and spacious and comprehensively fitted separate dressing room, and lovely en-suite bath/wet room, with wc and corner Jacuzzi bath and 2 vanity wash basins set in marble. Bedroom 2 has fitted wardrobes and its own en-suite shower room, bedroom 3 has its own en-suite shower room. Bedroom 4 has a dressing room with fitted wardrobes, plus an en-suite shower room and bedroom 5 also has a dressing room with fitted wardrobes.

Outside there are lovely immaculately maintained manageable gardens with manicured hedges, offering immense privacy, and extensive patio areas with a choice of places to arrange outdoor seating. The South Easterly orientation gives a sunny aspect and delightful views.

The annex connected to the main house comprises a lobby, a large 3 car garage with remote controlled up-and-over doors, guest cloakroom, wc and wash basin, and a boiler room housing 2 boilers. At first floor level there is a spacious room with two dormer windows plus an additional room. This could be ideal for a dependent relative, guests or even an extended family. Alternatively, it would be ideal as a work from home office suite.

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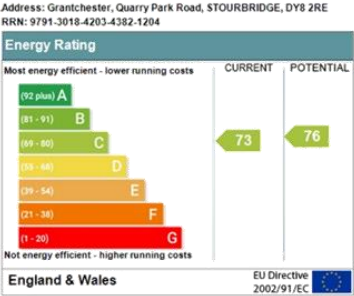
FLOOR PLANS

EnergyCom

Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ec@energy-survey.com



Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 239sq m, 2572sq ft
Garage: 60sq m, 646sq ft
First Floor: 249sq m, 2679sq ft



Council Tax Band: H
Tenure: Freehold



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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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