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Holt House, Park Attwood Court

Shatterford

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An incredibly spacious contemporary four double bedroom home plus fifth bedroom/study split over two levels and being very deceptive from its initial impressions. It really has the wow factor. Carefully crafted by Christopher Charles Properties within an exclusive gated 6.7 acre development of just 7 homes.

With stunning panoramic and far reaching views to the rear, the property has big windows to make the most of the fabulous setting.

The main entrance hall is naturally lit with light flooding in through a roof window and lighting the staircase down to the lower level.

There is a cloakroom which in turn gives access to a guest cloakroom with wc and high specification fittings. Double doors from the hall lead to an open-plan breakfast kitchen dining area with sliding patio doors to Juliet balcony and offering stunning views. There is also a lounge area which is well-defined again with patio doors and Juliet balcony to let the outside in. Kitchen fittings are by Kesseler luxury kitchens, with large central island and quartz worksurfaces together with premium SMEG integrated appliances and breakfast bar.

There is a separate utility room with fittings to match the kitchen, plant room housing the equipment for the air heat source pump and a lobby giving internal access to the garage.

The property has ample driveway parking as well as double garage with tiled floor there is an EV charging point.

In addition, there is a separate study/snug which provides an ideal secondary breakout area.

On the lower ground floor there is a hallway with external access providing a great way of entering the property after an outdoor walk with place to take off boots and coats etc together with a useful under stairs store.

At this level there are four double bedrooms and a fifth bedroom/study. Two of the bedrooms have their own walk-in dressing room which then leads into an ensuite shower room and in the case of the Master Bedroom an ensuite shower room and bathroom with free standing bath and very stylish sanitary ware and fittings.

The other bedrooms are served by a house bathroom with shower and bath and there is also a fifth bedroom which is more of a single room but would also make an ideal home study.

The bathrooms feature premium sanitary ware and vogue ceramic tiling.

The interior finishes have been carefully designed and planned by Olivia Fear Interior Design, London. This ultra-modern home has green credentials including an air heat source pump serving the central heating. Underfloor heating to lower ground floor level and radiators to ground floor level.

The development includes approximately 2 acres of wooded land owned and shared by the seven properties, safe for children and dog walking.



History

Steeped in over 650 years of true British history its story begins after John Attwood acquired a formal license in 1362 to enclose 600 acres of land at Kidderminster and Wolverley.

The Park Attwood Estate stayed within the Attwood family for nearly 450 years. The deeds were bought by Henry Chillingworth of Holt Castle whose family remained there until just before the outbreak of the First World War.

The Manor's new owner, Thomas Hessin-Charles decided the property would become a hotel. During World War 2 the site became a billet for the Royal Corps of Signals. In more recent times Park Attwood has been, a hotel, a country club, a therapeutic centre and now a beautiful exclusive residential development in a stunning setting.

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we sell **homes.**



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There is a modest annual service charge of approximately £1,995 to cover the communal areas and features including the gates and private drainage plant etc. The property benefits from the comfort of a LABC 10-year warranty.

Location and Transport

Shatterford is a village in the Wyre Forest District of Worcestershire, located approximately 3.7 miles north-west of Bewdley and four miles from Kidderminster. The village is surrounded by wonderful countryside and includes Shatterford Wildlife Sanctuary and Fishery and Man Wood. Situated on the banks of the River Severn and the edge of the Wyre Forest, nearby Bewdley was once described as "the most perfect small town in Worcestershire". The town enjoys a good choice of pubs, cafes and restaurants along with small independent shops, craft studios, a brewery, local museum, a selection of sports clubs and a number of churches. Being approximately 22 miles south west of Birmingham and 18 miles north of Worcester, Bewdley is served by a good motorway network with excellent links to the M5, M6, M40 and M42, Birmingham International Airport is approximately 45 minutes away.

The main line train station in Kidderminster is within a ten minute drive and has regular services to and from Worcester, Malvern, Birmingham and London Marylebone.

Directions:
What3words excavate.televised.glance

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Schools

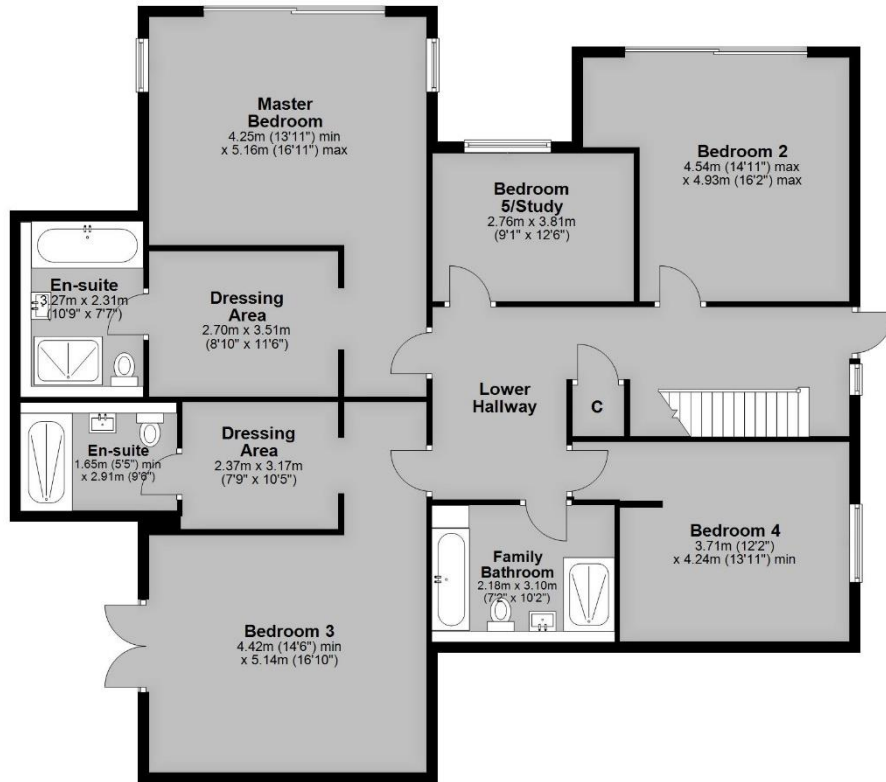
Bewdley is fortunate to benefit from two primary schools and a high school, all rated as Good by Ofsted in their most recent inspections. The independent sector is also well catered for locally with a fine selection of schools available nearby in Kidderminster, Chaddesley Corbett, Abberley, Bromsgrove and Worcester.





Lower Ground Floor

Approx. 164.4 sq. metres (1769.6 sq. feet)



Ground Floor

Approx. 166.4 sq. metres (1790.8 sq. feet)



Total area: approx. 330.8 sq. metres (3560.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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