



Woodland House  
Dordale Road | Belbroughton | Stourbridge | DY9 0AX

FINE & COUNTRY



# WOODLAND HOUSE

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A fine contemporary detached country home with light and generous accommodation set in circa 6 acres, with the addition of a luxurious leisure complex, state-of-the-art, air-conditioned cinema room, garaging and landscaped gardens. This property is future proofed with the benefit of modern heating, hot water and lighting systems.

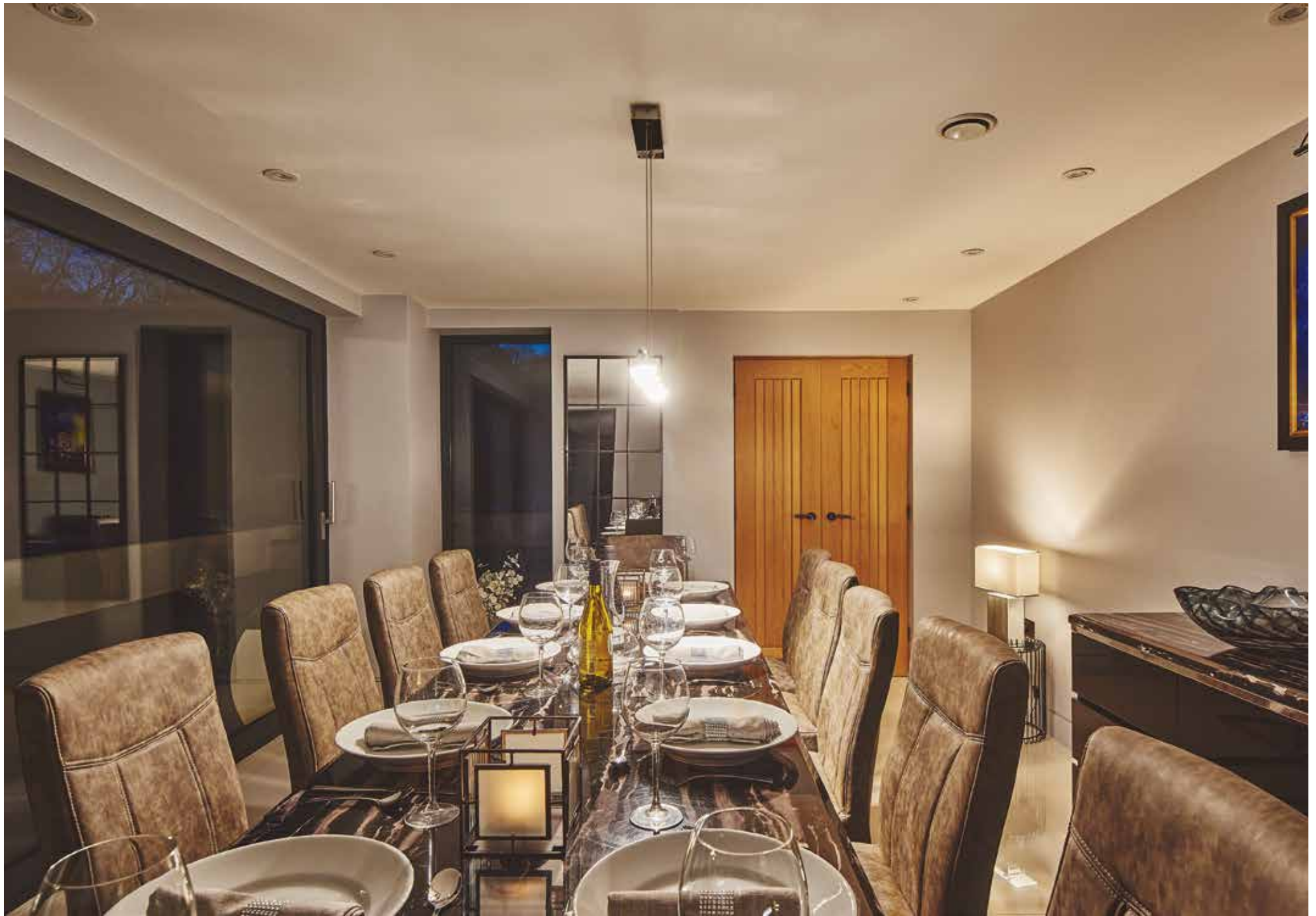




Ground Floor:  
Entrance hall  
Guest WC  
Lounge  
Dining room  
Kitchen/breakfast Room  
Utility

Lower Ground Floor:  
Sound proofed state-of-the-art purpose built air-conditioned cinema room  
Entertainment room  
Two large separate rooms  
Shower room













# Seller Insight

“It was the location of the property which first drew me to Woodland House,” says the current owner. “Set in the stunning countryside of Worcestershire, the house sits on 6 acres backing onto woodlands, yet still enjoys superb transport links. We bought the property at a time that I travelled a lot on business, so the swift access to motorway networks, a train station and airport was fantastic. The house is perfectly located for shops, restaurants, and schools, with all amenities within easy reach.”

“The plot size was perfect, too, given we were looking to redevelop the property,” the owner continues. “Sadly, the existing property was beyond repair, but we took the opportunity to demolish and rebuild something even better in its place,” the owner continues. “Two years of planning and 18 months of development later, we have a fantastic home which is perfect for everyday life and entertaining alike. This truly is a party property both inside and out, whether hosting a movie night in the state-of-the-art cinema room; a spa day in the purpose built pool room; or a formal meal in our spacious dining room, cooked in a stunning kitchen which lends itself perfectly to budding chefs. We have held birthday parties and engagement parties with guest numbers ranging from 12 to 55 here, with all our family and friends enjoying the house and garden.”

“The garden is south facing so this allows us to enjoy the outdoors for a lot longer during the summer,” says the owner. “Thus, we make great use of the outdoor kitchen for both dining and relaxing. I love to just sit out in the peace and quiet admiring the unspoilt view of the woodlands, though the space is plenty big enough to entertain friends and family, too. We have fenced the main garden and front drive to allow pets to roam securely and children to play safely, so the outdoor space is perfect for the whole family to enjoy.”\*

These comments are the personal views of the current owner and are included as an insight into the property. They have not been independently verified, should not be relied on without caution and do not necessarily reflect the views of the agent.













First Floor  
Master bedroom with ensuite bathroom and dressing room  
Three further double bedrooms with ensuite shower rooms

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Outside:  
Leisure complex incorporating an indoor swimming pool, shower room, sauna and gym area

Detached garaging  
Landscaped patio and gardens with private estate circa six acres















# LOCATION

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Belbroughton is a picturesque village with three pubs, Ye Olde Horseshoe Inn with its fantastic open fire and friendly service, The Talbot which is a gastro pub with a brilliant menu, fine wine and great outdoor area and the local Belbroughton Club. There is a family run café, The Deli which serves a fabulous breakfast and a special afternoon tea, a couple of salons - Clent Hair Salon and Beautology Clinispa, a convenience store with a post office, a primary school, cricket club and a beautiful church steeped in history.

Woodland House is very well placed for ready access to a number of important regional centres. Birmingham city centre lies to the east, Wolverhampton to the north, Worcester to the south, and further afield is Hereford to the south west, Cheltenham and Shrewsbury to the north west. Closer to home for more daily requirements is Stourbridge, Kidderminster, Bromsgrove and Droitwich Spa. For high street shopping there is Merry Hill and Touchwood at Solihull. For days out and recreation, there is Stratford-upon-Avon, Warwick and its castle, and the west coast of Wales at Aberdovey.

Access to the M5 south can be made at Worcester for onward travel to the south west peninsula and Bristol. Access to the M5 north can be made at Halesowen and for onward travel to the east and the capital at Lydiate Ash for London, London Heathrow and Birmingham International Airport.

The county town of Worcester is the site of the final battle of the English Civil War, dissected by the River Severn, and identified by a heady mix of historic buildings including its ancient cathedral and magnificent Guildhall.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of both maintained and independent establishments, allowing parents to select the right environment for their children's needs. Belbroughton Church of England Primary School is found within the village with schools in the independent sector including Winterfold House Preparatory School at Chaddesley Corbett, Kings Schools and Royal Grammar Schools at Worcester, Old Swinford Hospital School at Stourbridge, and Bromsgrove School at Bromsgrove. The University of Worcester also continues to expand, and the city is increasingly recognised for its status as a focal point for higher education as well. The iconic Library has, in recent years, added to the dynamic city landscape.









#### Services

Mains electricity and water.  
Private drainage through sewage treatment plant.  
Heating through ground source heat pump.

#### Additional Information

Tree Preservation Order on property on narrow strip of land away from the property.  
Green Deal scheme financed ground source heating which runs until 2025.  
The top field has a public right of way through into the woodlands.

#### Tenure

Freehold

#### Local Authority

Bromsgrove Council  
Council Tax Band H

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

#### Website

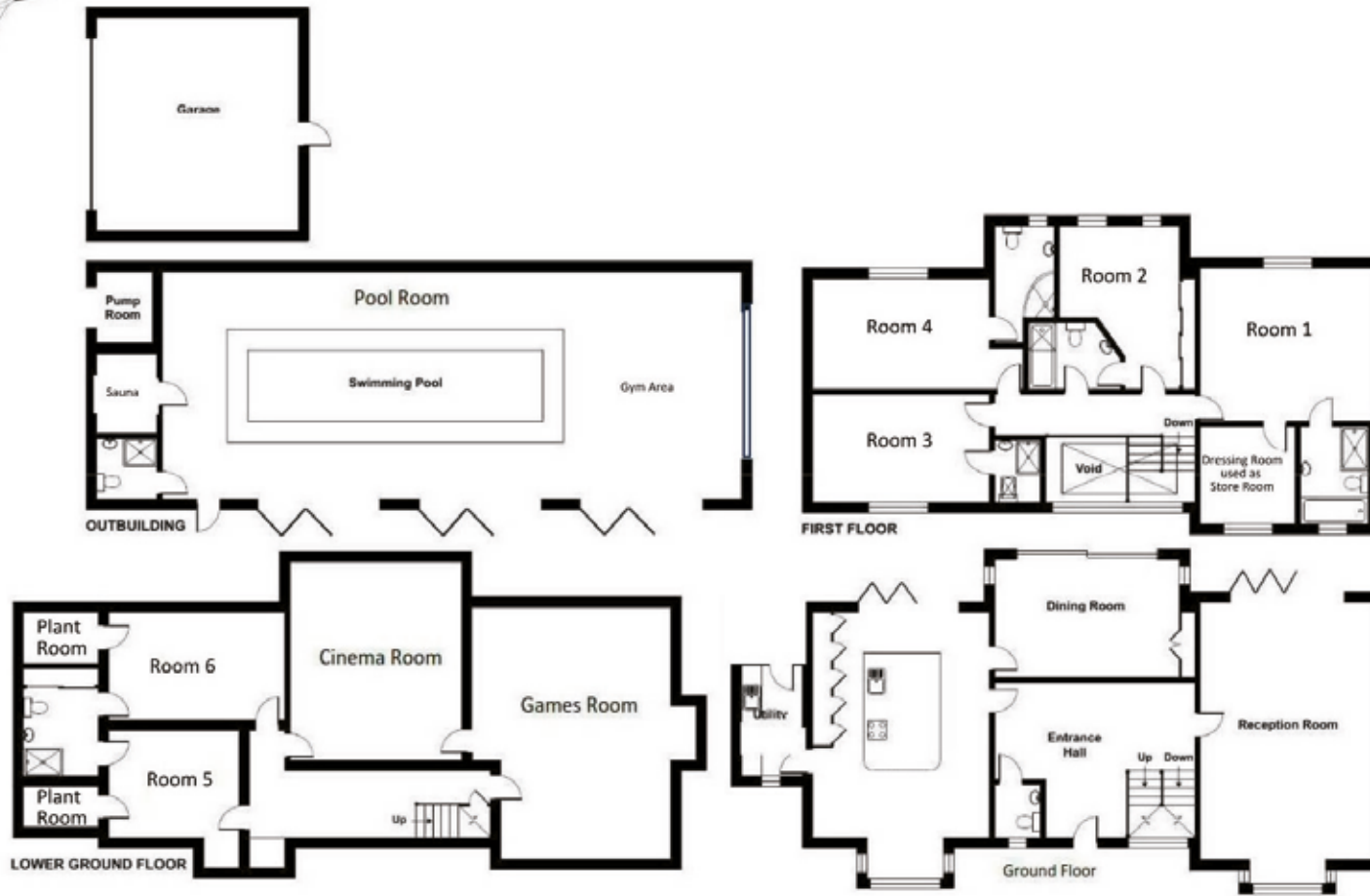
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



# Woodland House, Dordale Road, Belbroughton



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band H  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.04.2023









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