



NEW WOOD FARM NEW WOOD LANE
BLAKEDOWN, WORCESTERSHIRE

LexAllan
Grove Village



NEW WOOD FARM

...a tranquil Worcestershire haven

Escape the busy evening commuter traffic, turning down a little-known, quiet country lane on the outskirts of Blakedown - a stunning family home lies before you.

As you park your car, the sounds of family life greet you, lived to the full with everything that your new 'forever home' has to offer. Set in 9.75 acres of grounds, gardens & paddocks and surrounded by country walks & bridle paths, this truly is a versatile home.

With spaces to keep both friends and family entertained, or quiet areas to retreat to for relaxation or working from home, this excellently planned house has something for everyone - even an extended family.

Ideally located for commuting by car or train, this idyllic semi-rural location also enjoys a close proximity to excellent primary and secondary schools, as well as a wide variety of local village amenities.

...a statement family home



New Wood Farm at a glance

- Five bedroom detached ● Two bedroom annexe
- Six bathrooms across the two buildings
- 9.75 Acres of grounds, gardens and paddocks
- 3 Zone SONOS sound system in Kitchen, Lounge & Snug Lounge/Dining Room Master Bedroom & en-suite
- The countryside and leisure pursuits on your doorstep
- Excellent primary & secondary schools nearby
- Convenient commuter links to the rest of the UK



Lex Allan Grove loves...



...this truly stunning, statement home in its private setting with far-reaching views and versatile accommodation for an extended family - providing a lifestyle to suit everyone.





open-plan kitchen, living & dining

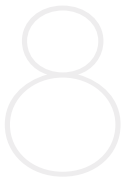
The beating heart of any family home is the **kitchen**, so what better place to start our journey through this stunning house? Walk through the spacious and inviting **entrance hallway** (*overleaf*) and you will find the heart of **New Wood Farm**.

The door from the hall opens onto a truly versatile living space, with room to create wonderful meals, dine and entertain.

Natural light plays an important part throughout the house and is provided here by oversized sliding doors that open out onto more entertaining space in the garden, as well as electrically operated Velux skylights.

The kitchen itself is well-equipped with appliances integrated into beautiful, tailor-made units with quartz work surfaces. A hidden walkway leads into the large utility area with access to the garden and downstairs WC.





lounge & snug lounge-dining room

To the right of the **entrance hallway** (*below left*) lies the spacious **lounge** (*opposite left & below middle*). Natural light floods in from two large windows that flank the feature open fireplace and sliding patio doors at the far end, opening onto a private patio area. A quiet escape from the 'hustle & bustle' of the family areas.

Across the hall from the lounge lies what is currently used as a **sitting-dining room** (*right & below right*).

Two large windows give this room plenty of light and it could be made into a stand-alone snug lounge thanks to its main focal point - the stunning fireplace with its multi-fuel log burner and oak mantle. Tailor-made shelving with inset mood lighting add to the cosiness of this room, especially in the colder months.





downstairs bedrooms & bathrooms

To the right of kitchen lies an inner hallway leading to the downstairs sleeping areas. First on the right is **bedroom four** (*opposite left*) with plenty of storage space from fitted wardrobes around the room and its own good-sized **en-suite** (*below left*) that has parquet flooring and a fitted bath with shower and glass screen.

Next on the right is the **downstairs shower room** (*below middle*). This also has parquet flooring, a beautiful vanity sink unit and large fitted shower cubicle.

At the end of the inner hallway lies **bedroom five** (*right & below right*). Light is provided by dual-aspect windows, the smaller of which is surrounded by tailor-made fitted wardrobes and storage.









master bedroom suite

As you reach the head of the stairs you are greeted by an impressive **gallery landing** (featured on previous 2 pages). To the right lies the stunning **master bedroom suite**. The **master bedroom** (opposite left) is reached through the spacious **'walk-in' wardrobe** (below left). This impressively equipped dressing room leads to further wardrobe space and opens out onto a truly stunning and private bedroom area. Floor-to-ceiling, apex windows with a French door lead to a balcony that stretches the width of the room.

Walk through to an amazing **en-suite** (right, below middle & right) that boasts a tiled floor with underfloor heating, large 'walk-in' shower, 'his & hers' vanity unit and a central free-standing curved bath that looks out through floor-to-ceiling windows over its own balcony that mirrors that of the master bedroom.





bedrooms two & three

Across the gallery landing from the master bedroom suite are two more large double bedrooms, both with their own en-suites (so, no more queuing for the bathroom in the morning!).

Bedroom two (opposite left) lies to the left and is the slightly larger of the two rooms, with **bedroom three** (right & below middle) to the right.

Both rooms are of a good size, with ample room for free-standing furniture and storage; and both enjoy plenty of natural light from the feature apex windows.

Bedroom two's en-suite (below left) has a large shower with drench head, whilst **bedroom three's en-suite** (below right) has a large bath with a shower and glass screen. Both have useful storage built into the eaves.





the barn

The Barn is a self-contained, two bedroom home with underfloor heating. Ideal for an extended family or younger family members who crave their independence.

Walk through the porch into the **open-plan kitchen & lounge** (right & below middle). The vaulted ceiling with its exposed beams, Velux skylights, French doors and apex windows surrounding the porch, continue the light & airy feel of the whole property.

The kitchen is well-equipped with fitted wall and base units, a matching breakfast bar and integrated appliances. **Bedroom one** (below left) is on the ground floor and is currently being used as study, and has access to the large **en-suite**. **Bedroom two** (below right) is on the mezzanine floor with ample space for a double bed and storage. The feature apex window provides plenty of natural light, continuing the theme throughout this wonderful home.





the garden

A perfectly manicured wrap-around garden that enjoys these features:

- far-reaching & unbroken views across your own 9 acres of pasture land and the local Worcestershire countryside beyond,
- an array of different areas for relaxing or entertaining, with wi-fi available in the garden,
- gazebo & bbq area with lighting and heating built-in,
- woodland area, vegetable allotment, shed and greenhouse.



Dimensions

Hallway	4.60m x 3.76m (15'1" x 12'4") - further walkway leading into bedroom
Sitting/Dining Room	7.80m x 5.08m (25'7" x 16'7")
Lounge	6.88m max 5.99m min x 4.39m (22'6" max 19'7" min x 14'4")
Kitchen/Diner/Family Room	7.19m x 7.59m (23'7" x 24'10")
Utility	3.78m x 2.59m (12'4" x 8'5") - further recess into doorway not measured
Downstairs WC	
Bedroom Four	5.18m x 5.18m (16'11" x 16'11")
En-suite	1.88m x 3.10m (6'2" x 10'2")
Downstairs Bathroom	3.89m x 1.98m (12'9" x 6'5")
Bedroom Five	5.28m x 3.58m (17'3" x 11'8") into wardrobe
Gallery Landing	9.50m x 3.78m (31'2" x 12'4")
Dressing Room	3.48m x 5.08m max 4.29m min (11'5" x 16'7" max 14'0" min)
'Walk-in' Wardrobe	2.69m x 1.88m (8'9" x 6'2")
Bedroom One	5.49m x 5.08m (18'0" x 16'7")
Balcony	
En-suite	4.98m x 3.68m (16'4" x 12'0")
Balcony	
Bedroom Two	4.50m x 3.48m (14'9" x 11'5")
En-suite	2.59m x 2.59m (8'5" x 8'5")
Bedroom Three	3.48m x 3.48m (11'5" x 11'5")
En-suite	2.49m x 2.59m (8'2" x 8'5")
THE BARN	
Porch	
Open Plan Kitchen/Lounge	5.08m max 4.70m min x 6.68m max 5.79m min (16'7" max 15'5" min x 21'10" max 18'11" min)
Bedroom One (ground floor)	3.48m x 3.18m (11'5" x 10'5")
En-suite	1.68m x 2.29m (5'6" x 7'6")
Bedroom Two (mezzanine)	3.58m x 4.78m (11'8" x 15'8")
Garden	

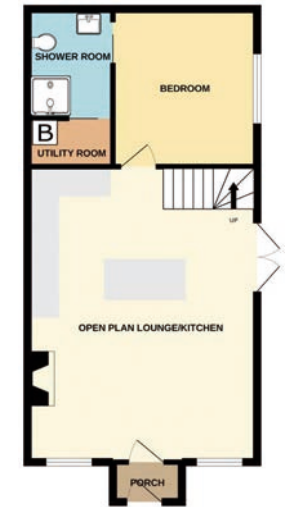
floorplans & epc



The Barn - First Floor



The Barn - Ground Floor



ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		B6 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

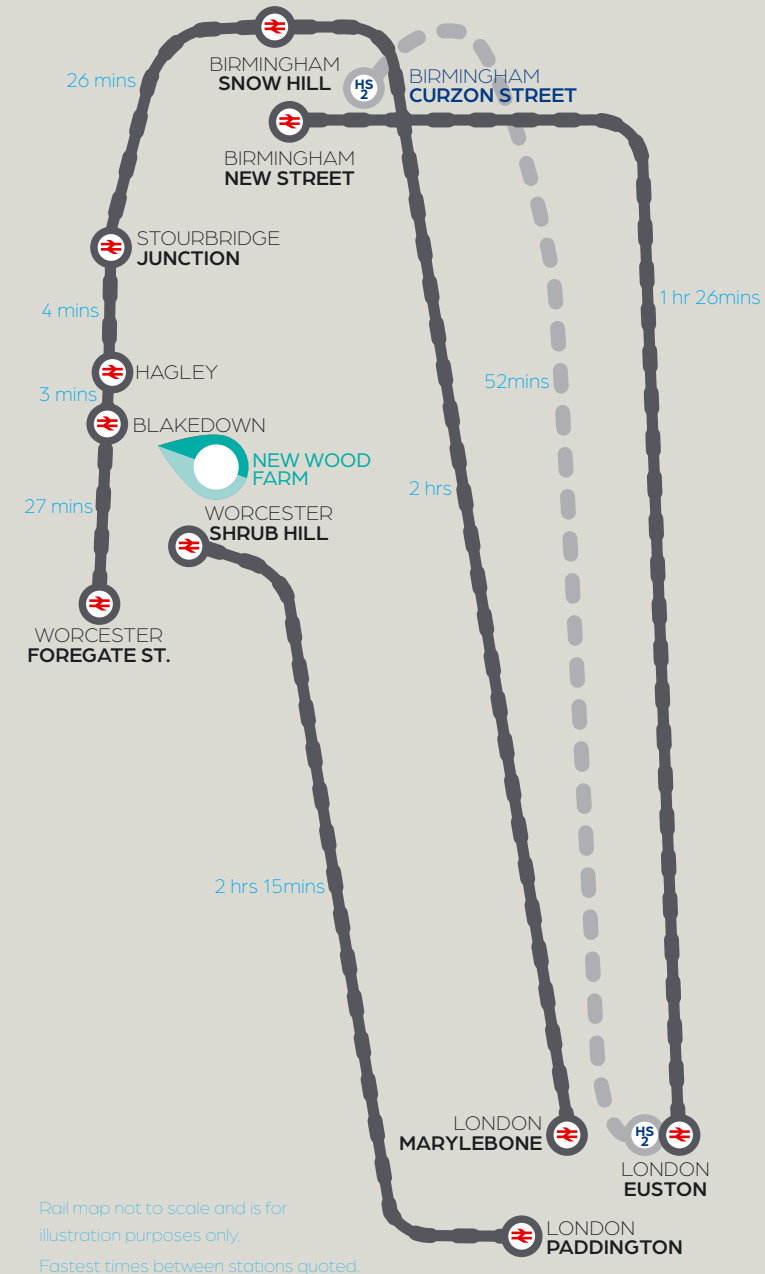
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NEW WOOD FARM

location

NEW WOOD FARM is situated on a quiet country lane outside the village of Blakedown. It is ideally located with the villages of Belbroughton, Clent and Hagley close by, all with a wide variety of local shops, pubs, restaurants and other amenities.

The property lies in a convenient location for train links to Worcester, Birmingham and beyond from both Blakedown and Hagley train stations. The M5 and the Midlands Motorway Network are also within easy reach. There is also a choice of excellent schools at both primary and secondary levels nearby.





COUNCIL TAX BAND: G **TENURE** References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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REFERRAL FEES: We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case. The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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