



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**Windover Cottage, Field Lane, Clent, DY9 0JA**

**Guide Price £1,250,000**

Windover Cottage, a stunning four bedroom detached family home, is situated in the quiet location of Field Lane, Clent. Through the gated entrance and sweeping driveway, the approach welcomes the homeowner with a sight to be proud of; the wisteria covered external walls of the property and views of the well maintained garden are lovely.

The property comprises a fabulous entrance hall leading through into the family room, formal lounge and dining room, all with views out onto the gardens and filled with natural lights. Following through round into the spacious kitchen with breakfast island and opening into the snug, this space is perfect for families to sit and be together.

Upstairs you will find the four double bedrooms, two with en-suites and the primary with an additional dressing area and the further family bathroom. Outside offers an excellent patio area at both the side and rear of the property, large lawns with planting beds, covered pergola seating area and pond. With ample parking space on the driveway and double garage, this property offers the perfect blend of space, comfort, and style. Don't miss the opportunity to make this house your new forever family home. 2/5/2024 EJ V1







## Approach

Approached through private gates with stone chipped driveway with access to garage and garden.

## Entrance Hall 14'5" max x 11'9" max (4.4 max x 3.6 max)

With bay window to front, central heating radiator and solid wood flooring. Solid oak staircase leading to first floor, door to under stairs storage, cellar and doors radiating to:

## Family Room 11'9" x 11'9" (3.6 x 3.6)

With dual aspect double glazing windows to front and side, central heating radiator with cover and feature fireplace with beautiful sandstone surround. Door leading to formal lounge.

## Formal Lounge 14'1" x 18'0" (4.3 x 5.5)

With double glazing window to rear and French patio doors to side, central heating radiator with cover, wooden flooring throughout and sandstone fireplace with exposed brick.

## Dining Room 25'7" max x 12'1" max (7.8 max x 3.7 max)

With dual aspect sash windows to rear and side, two central heating radiators with covers and solid wood flooring throughout.

## Kitchen 15'1" max x 15'8" max (4.6 max x 4.8 max)

With bow window to rear and tiling to floor. Featuring various fitted wall and base units with quartz work surface and matching island, Villeroy and Boch Belfast sink and further stainless steel sink inset into island. With integrated dishwasher and space for fridge freezer and Falcon range cooker with five ring gas hob and extractor over. Archway leading through into snug.

## Utility 7'6" x 10'2" (2.3 x 3.1)

With sash window to rear, central heating radiator with cover and tiling to floor. Matching wall and base units with work surface over, stainless steel sink and space and plumbing for white goods. Door for access to patio.

## Snug 15'5" max x 11'9" max (4.7 max x 3.6 max)

With bay window to side, window to front, central heating radiator with cover over and wooden flooring throughout.

## Downstairs W.C.

With central heating radiator, tiling to floor and half walls, w.c. Savoy wash hand basin basin and extractor fan.

## Cellar 5'6" max 14'1" max (1.7 max 4.3 max)

With ample shelving for storage, wine store and lighting overhead.

## Store Room 9'2" x 7'10" (2.8 x 2.4)

With brick shelving and water tank.

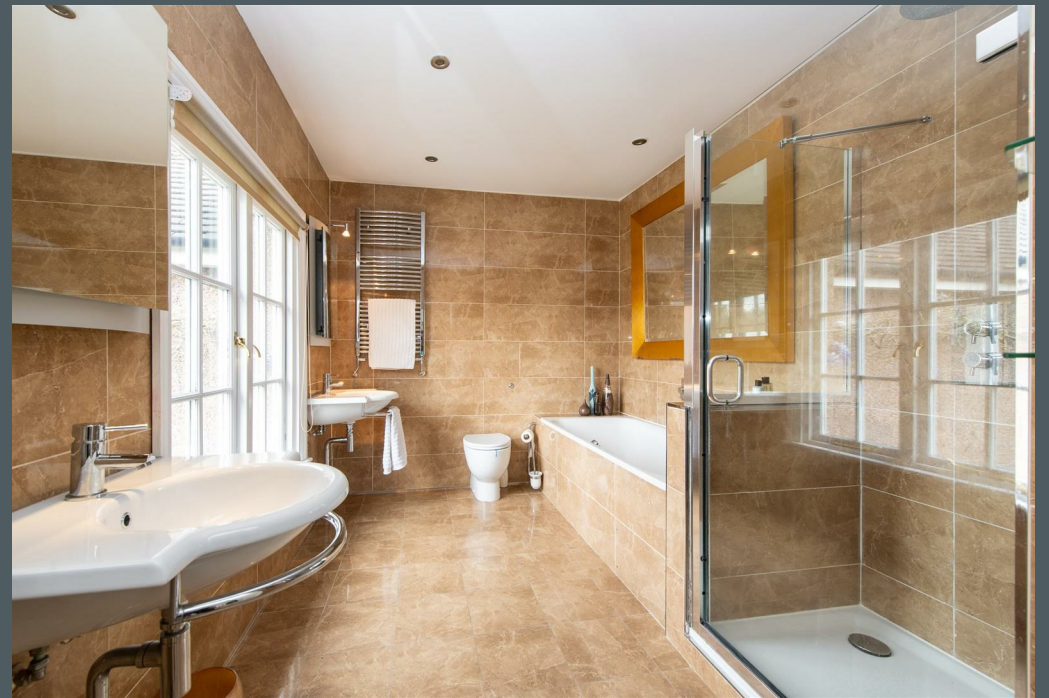
## First Floor Landing 8'10" max x 12'9" max (2.7 max x 3.9 max)

Gallery landing with mezzanine, sash window to front and central heating radiator with cover.















**Dressing Area 11'9" x 5'10" (into wardrobe) (3.6 x 1.8 (into wardrobe))**

With central heating radiator, mood lighting and ample fitted wardrobes for storage.

**Bedroom One 14'1" x 14'9" (4.3 x 4.5)**

Accessed via dressing area. With dual aspect windows to side and rear, central heating radiator with cover and door to en-suite.

**En-suite 10'9" x 8'2" (3.3 x 2.5)**

With double glazing window to rear, chrome heated towel rail and ceramic tiling to floor and walls. His and hers vanity units, w.c., fitted bath with hand held shower and large cubicle with hand held shower and drench head.

**Bedroom Two 12'1" max x 15'1" max (further wall to ensuite not (3.7 max x 4.6 max (further wall to ensuite not mea)**

With double glazing window to rear, central heating radiator with cover, fitted wardrobes and storage cupboard.

**En-suite 7'2" x 8'10" (2.2 x 2.7)**

With dual aspect windows to rear and side, chrome heated towel rail and tiling to floor and walls, w.c., Savoy pedestal wash hand basin and feature clawfoot bath with hand held shower and drench head.

**Bedroom Three 11'5" x 11'9" (into wardrobe) (3.5 x 3.6 (into wardrobe))**

With dual aspect sash windows to front and side, central heating radiator with cover and fitted wardrobes for storage.

**Bedroom Four 12'1" x 8'6" (3.7 x 2.6 )**

With dual aspect sash windows to front and side and central heating radiator with cover.

**Family Bathroom 8'10" x 6'10" (2.7 x 2.1)**

With obscured window to front, chrome heated towel rail and tiling to floor and walls, w.c., Savoy pedestal wash hand basin, fitted bath with hand held shower and shower cubicle with drench head over.

**Garage Store 11'5" max x 10'2" max (3.5 max x 3.1 max)**

Accessed via double doors. With sink, fitted shelving for storage and lighting overhead. Door to w.c. and stairs to loft room.

**W.C.**

With w.c.

**Loft Room 19'0" max x 9'2" max (5.8 max x 2.8 max)**

With two skylights and window to front, wood effect flooring, lighting overhead and storage in eaves. AGENTS NOTE: Restricted head height.

**Garage 17'4" max x 19'0" max (5.3 max x 5.8 max)**

With roller up and over garage door, door to side for access, lighting overhead and electric sockets.

**Gardens**

With large sweeping patio area, steps down to lawn and established borders with fence panels. Pergola seating area overlooking pond and further seating area.

**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.

**Council Tax Band**

The council tax band is G.





# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our PlaiCe - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*



*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*

## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

## 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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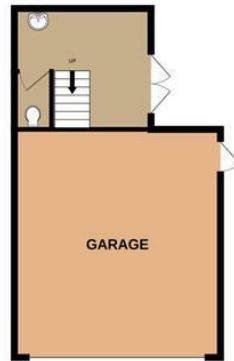
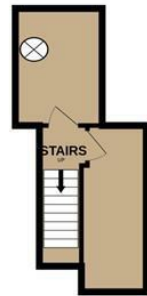
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**LexAllan  
Grove**

local knowledge exceptional service

BASEMENT  
192 sq ft. (17.8 sq.m.) approx.



GROUND FLOOR  
1703 sq ft. (158.0 sq.m.) approx.



1ST FLOOR  
1250 sq ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 3143 sq.ft. (292.0 sq.m.) approx.

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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