



BEECHWOOD HOUSE COUNTY JOHN LANE
PEDMORE, STOURBRIDGE

LexAllan
Grove Village



BEECHWOOD HOUSE

...a tranquil Pedmore haven

Imagine a residence that whispers heritage while embracing a contemporary style. A place where grand proportions meet light-filled spaces, perfect for creating your forever home.

Welcome to Beechwood House, a statement property on the highly-desirable Ounty John Lane in Pedmore. Step inside and discover a symphony of space, luxury and timeless quintessential English elegance...

With spaces to keep both friends and family entertained, and quiet areas to retreat to for relaxation or working from home, this excellently planned house has something for the whole 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



Beechwood House at a glance

- Five bedroom detached
- Five bathrooms
- Four bedrooms with en-suites
- Gated driveway off private road
- Newly landscaped, beautiful and private gardens
- Underfloor heating throughout the ground floor
- The countryside and leisure pursuits on your doorstep
- Excellent primary & secondary schools nearby, including Oldswinford Hospital, Bromsgrove and Winterfold schools



Lex Allan Grove loves...

...this truly stunning, statement home in its private setting is ideally located for growing families, providing contrasting living and outdoor spaces to suite any mood.





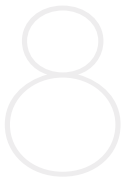
living room & orangery

Walk through the spacious and inviting **entrance hallway** (*main pic, p5*) and to the right you will find the elegant **living room** (*opposite left & below left & middle*).

The focal point of the room is the feature fireplace that is flanked by two large windows. More light floods into this beautiful family room from the bay windows that look out onto the rear gardens. Double doors lead through to the study and a glazed door in the bay leads to the orangery.

The **orangery** (*right & below right*) is a tranquil space connecting with outdoor living via the French doors that open out onto the gardens. A lantern skylight, surrounding windows and bleached wood-effect tiled floor give this stunning room a light and airy feel.





breakfast kitchen

The beating heart of any family home is the **kitchen**, and the current owners' connections with '*haute cuisine*' are reflected in this wonderfully equipped space. To the left of the entrance hallway you will find the heart of **Beechwood House**.

Flowing through to the dining room, the kitchen is perfect for entertaining, family meals or starting your day off at the breakfast bar. Natural light floods the working areas from large windows to the front of the house.

The kitchen is well-equipped with Miele appliances integrated into beautiful, tailor-made units with granite work surfaces and a Villeroy & Boch Belfast sink with Quooker tap

A doorway leads through to the large utility room and downstairs wc.





dining room

Connecting seamlessly with the kitchen, the **dining room** is the perfect space for family meals or entertaining friends.

There's ample space for a large dining table and three seater sofa to enjoy the feature glass-fronted electric fireplace and media wall.

The room enjoys light from large windows overlooking the gardens to the rear, and the kitchen windows to the front.

Doors open-out onto the orangery, the study and the sitting room.





study & sitting room

The **study** (*opposite left & below left*) was previously used as a formal dining room and could easily be converted back for this purpose.

However, with its Hammonds fitted 'floor-to-ceiling' units, spacious feel, and tall windows that provide great light and views through the orangery to the garden; this is the perfect place to work away from the office.

Situated the opposite side of the dining room from the study, the **sitting room** (*right, below middle & right*) is a less formal family room in which to relax and enjoy some 'peace & quiet'.

With windows overlooking the gardens to the rear, it is light and airy in Spring & Summer; whilst the feature fireplace, with its gas log burner provides a cosy feel in Autumn & Winter.





master bedroom suite

As you reach the head of the stairs you are greeted by an impressive **gallery landing** (below left) with large windows running its length.

To the right lies the **master bedroom suite**, which covers the west corner of the house. The bay windows and two feature windows that flank the super king-sized bed space, provide natural light to this spacious suite.

Ample storage is provided by Hammond fitted wardrobes and a full-width dressing table in the bay.

A door leads through to the sumptuous **en-suite bathroom**. Tiled floors with electric underfloor heating, a jacuzzi bath, Porcelanosa Jack & Jill sinks and large glass-fronted double shower with rain head, make this a luxurious space in which to escape.





bedroom suites 2 & 3

Covering the whole of the east corner of the house, the **second bedroom suite** (*opposite left & below left*) is a further three room suite with large bedroom, bathroom and a dressing area that is currently used as a study. Hammond fitted wardrobes provide plenty of storage. A doorway leads to **en-suite bathroom**, with a fitted spa bath and Porcelanosa suite and corner shower cubicle.

On the south side of the landing lies the **third bedroom suite** (*right and below middle*). Another spacious bedroom with ample space for a king-size double bed and free-standing furniture to complement the existing fitted wardrobes.

The room is well-lit from the feature bay windows.

The 'floor-to-ceiling' tiled **en-suite** (*below right*) is well-equipped with a Porcelanosa suite and a corner shower cubicle.





bedroom suite 4 & bedroom 5

Also on the south side of the gallery landing, is the **fourth bedroom suite** (opposite left and below left & middle). Bedside tables that match the fitted wardrobes and dressing table, provide space for another double bed.

Two south facing feature windows provide plenty of light and views over the gardens.

The **en-suite shower room** has tiling to floor and walls, a Porcelanosa suite and corner shower.

Bedroom five (*right & below right*) lies at the front of the house and enjoys plenty of light from windows that stretch the width of the room. This fifth double bedroom is equipped with fitted wardrobes, a matching dressing and bedside tables.





the gardens

A newly landscaped and private gardens with different areas to suit any mood:

- Large porcelain tiled patio area with ample space for garden furniture and outdoor kitchen,
- Breeze House with lighting and heating,
- Planting beds with sleepers and a beautiful water feature with lighting,
- Remote controlled electric mains lighting and outdoor tap.



Dimensions

Entrance Hall	3.6m max 1.3m min x 9m max 4.5m min (11'9" max 4'3" min x 29'6" max 14'9" min)
Downstairs Shower Room	2.4m x 2.4m (7'10" x 7'10")
Cloakroom	
Living Room	8.3m max 5.6m min x 5.1m max 3.9m min (27'2" max 18'4" min x 16'8" max 12'9" min)
Orangery	5.4m max 4.9m min x 3.6m max 2.6m min (17'8" max 16'0" min x 11'9" max 8'6" min)
Dining Room	5.3m max 4.9m min x 4.5m (17'4" max 6'0" min x 14'9")
Kitchen	10.4m x 4.5m (34'1" x 14'9")
Utility	5.2m max 3.5m min x 3.1m max 1.8m min (17'0" max 11'5" min x 10'2" max 5'10" min)
WC	1.6m x 1.1m (5'2" x 3'7")
Sitting Room	5.4m x 3.2m (17'8" x 10'5")
First Floor Landing	
Primary Suite	8.3m max 4.9m min x 5m max 3.9m min (27'2" max 16'0" min x 16'4" max 12'9" min)
En-suite Bathroom	3.9m x 2.4m (12'9" x 7'10")
Second Bedroom Suite	4m max 3.4m min x 5m (13'1" max 11'1" min x 18'0")
En-suite Bathroom	2.2m x 3.0m (7'10" x 9'10")
Third Bedroom	3.8m x 5.5m (12'5" x 18'0")
En-suite Shower Room	1.9m x 2.0m (6'2" x 6'6")
Fourth Bedroom	3.7m x 3.9m (12'1" x 12'9")
En-suite Shower Room	1.7m x 1.7m (5'6" x 5'6")
Fifth Bedroom	3.5m x 4.5m (11'5" x 14'9")
Gardens	
Garage	6.1m x 6.1m (20'0" x 20'0")
Workshop	3.4m x 2.5m (11'1" x 8'2")

ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	79 C

floorplans



TOTAL AREA
4,015sqft (373m²)



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.

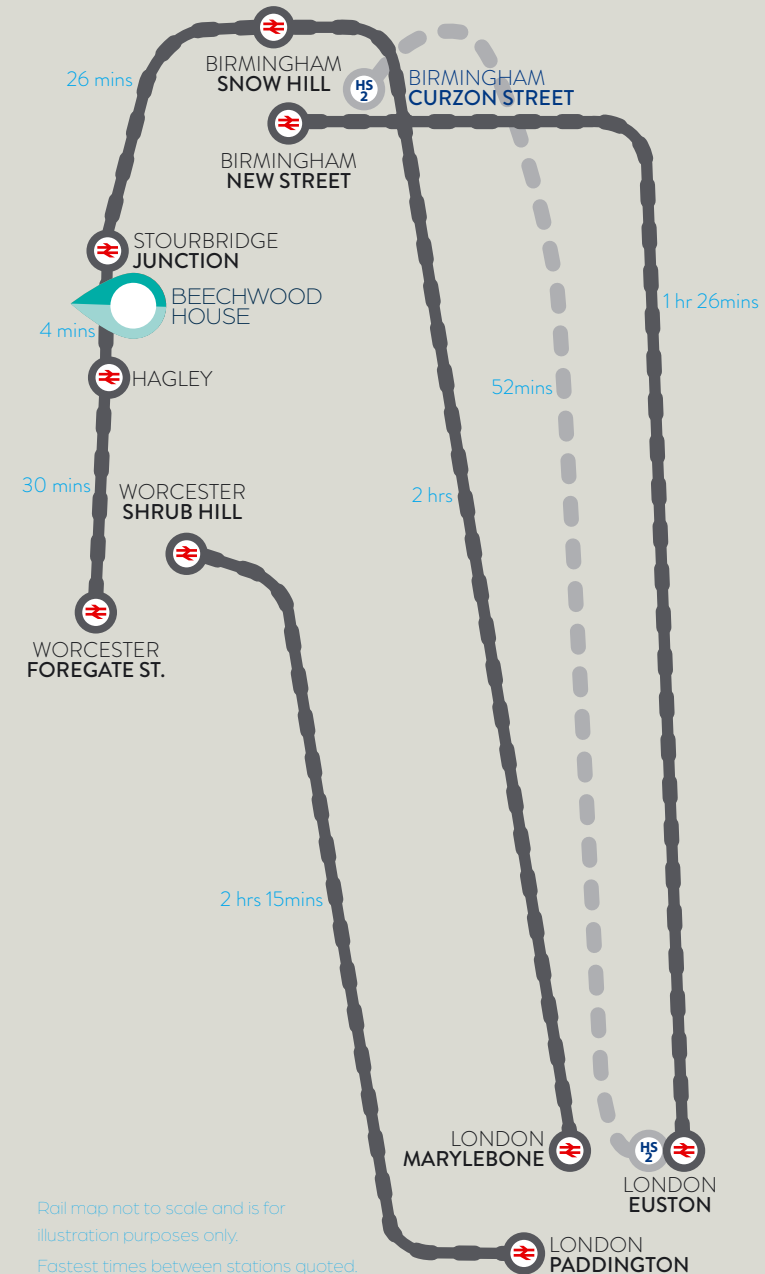
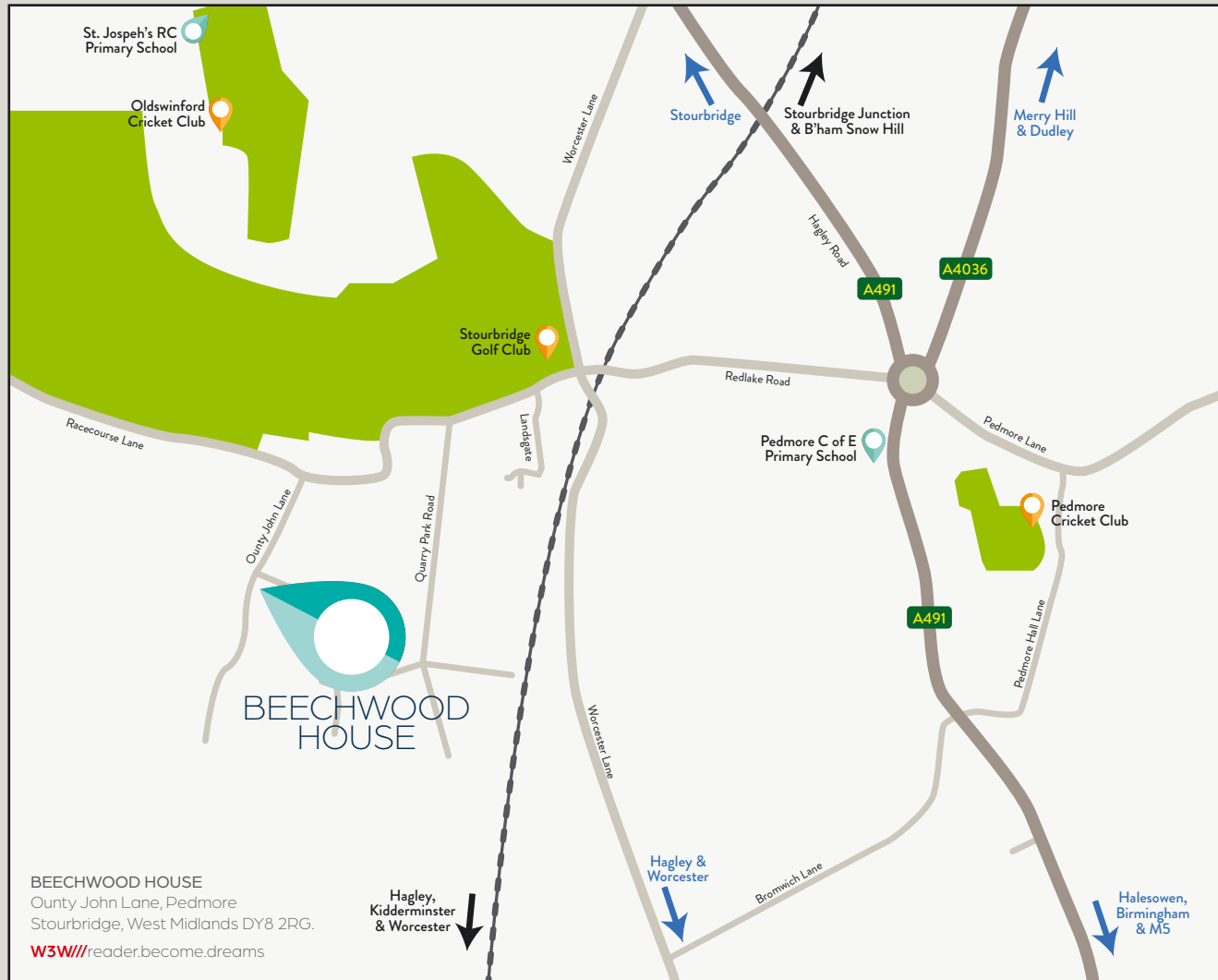
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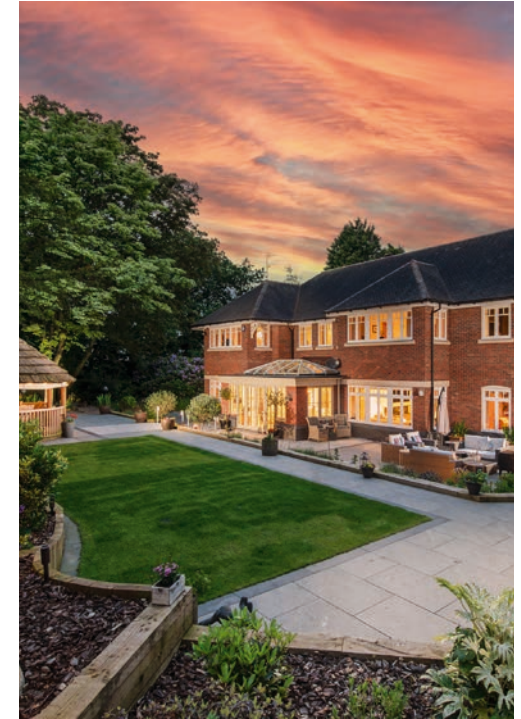
BEECHWOOD HOUSE

location

BEECHWOOD HOUSE is situated behind a gated drive on a quiet private road off the highly sought-after Ounty John Lane. There is a choice of excellent schools at both primary and secondary levels nearby. Countryside walks and a variety of leisure pursuits are also on your doorstep.

The property lies in a convenient location for train links to Worcester, Birmingham and beyond from both Stourbridge Junction and Hagley train stations. The M5 and the Midlands Motorway Network are also within easy reach.





COUNCIL TAX BAND: H **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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