



LANGDALE THICKNALL LANE
CLENT, WORCESTERSHIRE

LexAllan
Grove Village



LANGDALE

...a tranquil Worcestershire haven

Nestled on the idyllic Thicknall Lane, between the charm of Hagley and the beauty of the Clent Hills, lies a home waiting to be filled with the symphony of your family's life.

This stunning five bedroom detached family home offers not just space, but a sanctuary from the 'hustle & bustle' of the outside world and working or school life. - a place of comfort, style, and ideal mix of semi-rural and urban living..

With spaces to keep both friends & family entertained, and quiet areas to retreat to for relaxation or working from home, this beautiful house has something for everyone.

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.

Turn the page to discover the art of living beautifully.

...a perfect family home



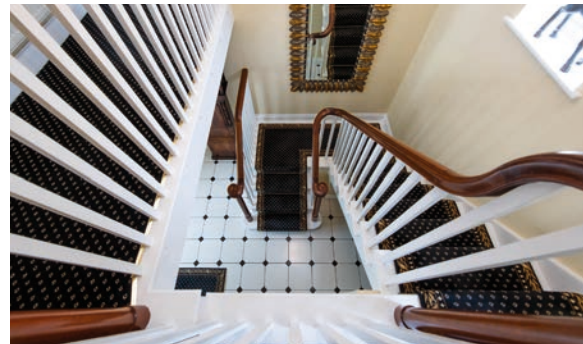
Langdale at a glance

- Five bedroom detached
- Four en-suite bathrooms
- Long, private driveway off highly sought-after lane
- Stunning open-plan breakfast kitchen diner
- Beautifully landscaped, private gardens
- The countryside and leisure pursuits on your doorstep
- Excellent primary & secondary schools nearby, including Oldswinford Hospital, Bromsgrove and Winterfold schools
- Close to convenient commuted link by road & rail



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.





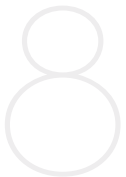
lounge & dining room

The solid oak front door opens onto the welcoming **entrance hallway** (*below left*) with its impressive staircase and Porcelanosa tiled floor. To the left at the rear of the hall lies the elegant **lounge** (*opposite left & below middle*).

The focal point of the room is the charming feature fireplace with its gas-fired log effect burner that gives the room a warm and welcoming feel in the colder months. In Spring & Summer, it has a light and airy feel thanks to the large south-facing window overlooking the gardens and adjacent double French doors that lead to the garden room

The **dining room** (*right & below right*) also lies on the left of the hallway, at the front of the house. It is the perfect size for a good-sized table setting and ideal for more formal family meals of evening entertaining.





breakfast kitchen & garden rooms

To the right of the hall lies the heart of this family home, the **breakfast kitchen** (*opposite left, below left & middle*). This wonderfully spacious room stretches the entire depth of the house..

The kitchen area is well-equipped with fitted SieMatic wall and base units, matching larder, a central island, granite work surfaces, and integrated appliances. The AGA 6-4 series is the focal point of the room.

The dining area has space for a good -sized table setting. A door leads to the utility that has its own fitted units, Belfast sink, and plumbing for white goods.

French doors at the rear open onto the garden, and adjacent double doors lead to the **garden room** (*right & below right*). This is a beautiful space, enjoying plenty of natural light - an ideal place to relax or entertain.





master bedroom suite

As you reach the head of the stairs you are greeted by an impressive **landing** (*below left*) that leads to the **master bedroom suite** on the right.

The master bedroom is a light and spacious double bedroom with plenty of space for free-standing furniture. A door leads through to the centrally heated walk-in wardrobe, that has ample fitted shelving and storage.

A further door opens into the **en-suite bathroom** (*below right*). This sumptuous bathroom has tiling to splashback areas, fitted bathroom suite with low level WC, marble topped vanity unit, fitted bath and corner shower cubicle with waterfall shower head.





bedroom suite 2

To the south-east corner of the landing lies a small lobby that leads into the **second bedroom suite**

Natural light floods into this beautiful bedroom from the large feature window that overlooks the rear gardens. The feeling of space is added to by the vaulted ceiling, with its exposed beams.

The lobby area also has a walk-in wardrobe/storage cupboard and there's further access to the loft above the bed area.

A door leads to the **en-suite bathroom**, that has tiling to splashback areas, a fitted bathroom suite with vanity unit with ample storage, low level WC, fitted bath and corner shower unit.





bedrooms 3, 4 & 5

Bedroom three (*opposite left & below left*) sits in the north-east corner of the house. It is a light and spacious double room with plenty of space for free-standing furniture and wardrobes. A door leads to an en-suite shower room with low level WC, pedestal wash hand basin and shower cubicle.

Bedroom four (*right & below middle*) is on the south side of the landing, enjoying natural light from the windows that overlook the gardens. Another double room, it has a fitted wardrobe with matching dressing table and storage. A further en-suite shower room is furnished with a pedestal wash hand basin, low level WC and fitted shower cubicle.

Bedroom five (*below right*) is currently being used as a study with fitted shelving and desk.





the gardens

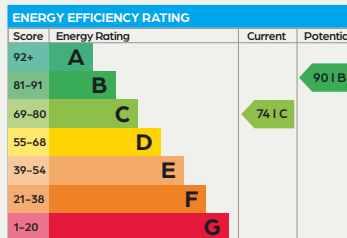
The south-facing and private garden is beautifully landscaped, with different areas to suit any mood:

- Block paved patio area offering various seating areas,
- Landscaped mature borders,
- Large, shaped lawn area,
- Gated access to the side of the property, leading to a gardener's WC and the front driveway.
- The garden also stretches to the rear and reveals a secret garden area with shed and additional storage solutions.

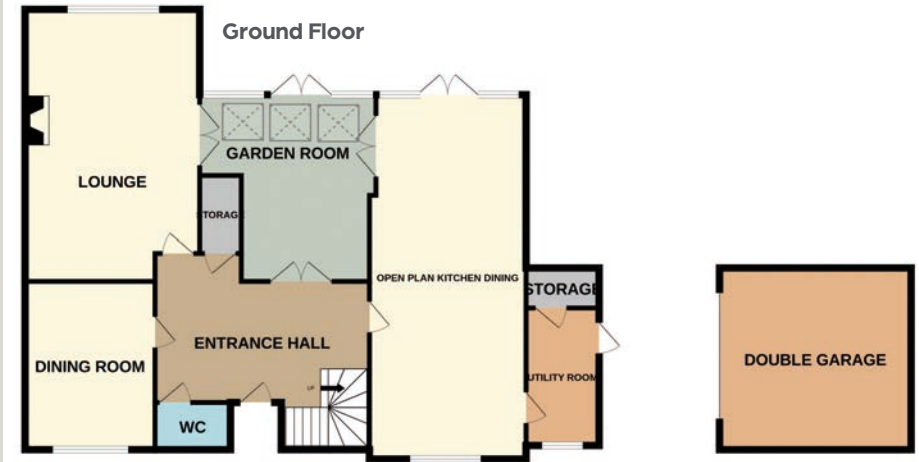


Dimensions

Welcoming Hallway	2'5" max 9'10" min x 20'4" max 8'2" min (3.8m max 3m min x 6.2m max 2.5m min)
Lounge	14'1" x 21'11" max 19'8" min (4.3m x 6.7m max 6m min)
Dining Room	9'10" x 14'1" (3.2m x 4.3m)
Guest Cloakroom	
Kitchen Breakfast Room	29'10" x 11'9" (9.1m x 3.6m)
Utility	12'1" x 6'2" max 5'2" min (3.7m x 1.9m max 1.6m min)
Garden Room	15'8" max 10'9" min x 15'1" max 6'6" min (4.8m max 3.3m min x 4.6m max 2m min)
First Floor Landing	
Master Bedroom One	14'5" x 11'9" (4.4m x 3.6m)
Walk-In-Wardrobe	16'4" x 5'2" (5.0m x 1.6m)
En-suite Bathroom	11'9" x 7'6" (3.6m x 2.3m)
Bedroom Two	14'9" max 11'1" min x 15'5" (4.5m max 3.4m min x 4.7m)
En-suite Bathroom	9'6" x 7'6" (2.9m x 2.3m)
Bedroom Three	12'9" x 10'5" (3.9m x 3.2m)
En-suite Shower Room	
Bedroom Four	12'1" x 10'2" max 8'6" min (3.7m x 3.1m max 2.6 m)
En-suite Shower Room	
Bedroom Five	8'2" x 8'2" (2.5m x 2.5m)
Detached Double Garage	18'0" x 17'8" (5.5m x 5.4m)
Garden	



Floorplans



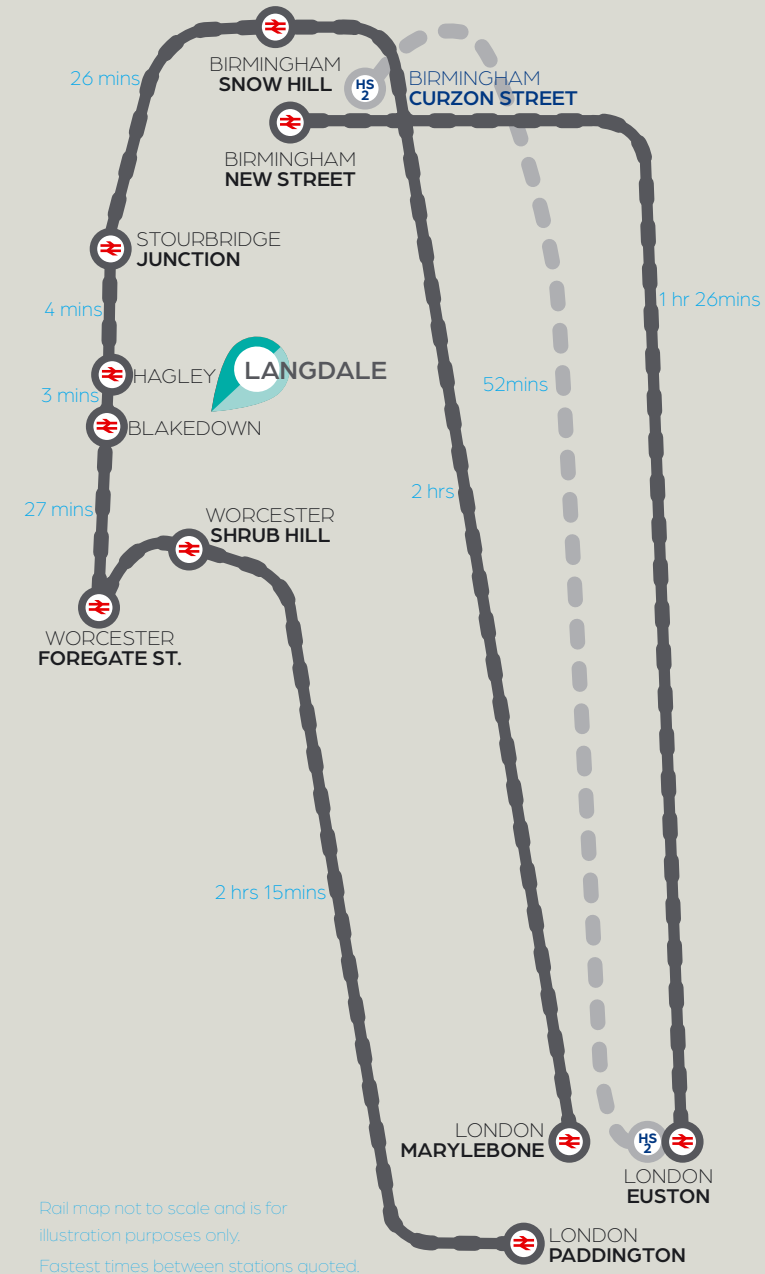
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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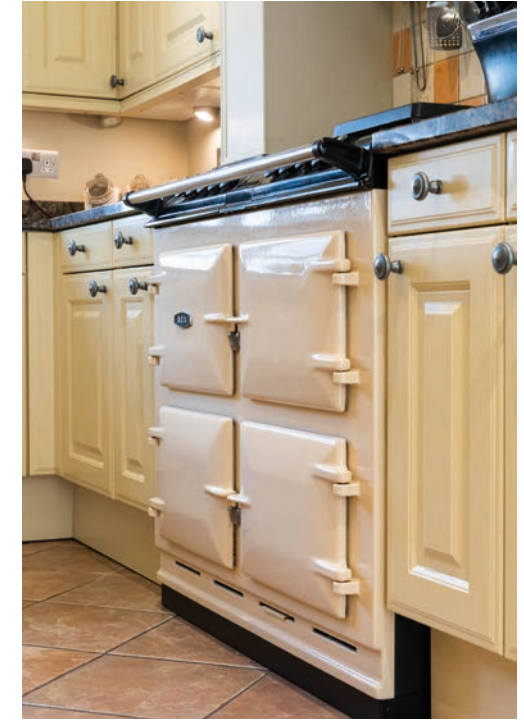
LANGDALE

location

LANGDALE is situated at the end of a long, private driveway off the highly-desirable Thicknall Lane. There is a choice of excellent schools at both primary and secondary levels nearby. Countryside walks, the National Trust Clent Hills 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 Stourbridge Junction, Hagley and Blakedown train stations. The M5 junctions 3 & 4 and the rest of the Midlands Motorway Network are also within easy reach.





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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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