



REST HARROW WORCESTER ROAD
HACKMAN'S GATE, CLENT

LexAllan
Grove Village



REST HARROW

...a tranquil Worcestershire haven

Imagine returning home from a long day at work, turning into a private service road with your remotely operated gates opening onto your private drive, a stunning family home lies before you.

As you park the car in the spacious double garage, you are greeted by the sounds of family life, lived to the full with everything that Rest Harrow has to offer. A home with family firmly set at its heart.

With spaces to keep both friends and family entertained, or quiet areas to escape to for relaxation, work-outs or working from home, this excellently planned house has something for everyone, whichever mood takes them.

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



Rest Harrow at a glance

- Five bedroom detached
- Far-reaching views
- Indoor swimming pool, gym and entertainment 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, versatile accommodation and grounds, that provide something for the whole family and every occasion.





open-plan kitchen, living & dining

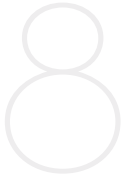
The beating heart of any family home is the **kitchen**, so what better place to start our journey through this stunning house? Walk through the spacious and inviting **entrance hallway** (*overleaf*) and you will find the heart of Rest Harrow.

Bifold doors across the width of rear of the kitchen open out onto an alfresco patio dining area and provide a light and airy feel, with the panoramic views of the local countryside. Further light is provided by the lantern skylight above the central breakfast bar.

The kitchen is well-equipped with soft grey units, Silestone work surfaces, Franke double sink, Quooker tap, integrated Siemens appliances and speaker system.

The **formal dining area** (*below middle*) is reached through an open archway from the kitchen.





formal lounge & study

To the right of the **entrance hallway** (*below left & middle*) lies the **formal lounge** (*opposite left & right*), which also opens onto the kitchen. A spacious & light room, with Karndean flooring, a built-in entertainment wall & speaker system, large storage cupboard housing electrical communication units and integrated Opti-V fire. This is an ideal room in which to switch-off and escape the 'hustle & bustle' of family life.

To the left of hall, nestled away for 'peace & quiet' on the north-eastern corner of the house, is the **study** (*below right*) with its Karndean flooring, tailor-made fitted units and matching desk, it's an ideal space for working from home.

The remainder of the ground floor consists of a **cloakroom** with downstairs WC, useful **utility** with a range of fitted wall and base units; and the 'must-see' **entertainment & leisure suite** (*details overleaf*).





entertainment & leisure suite

Across the southern side of the house lies the incredible entertainment & leisure suite, consisting of a cavernous **entertainment & games room** (*right & below right*) with its built-in entertainment wall & speaker system, fitted bar with two fridges and ample space for seating and a pool table.

Walk through the **inner hallway** to the **gym** (*below middle*), **swimming pool** (*opposite left & below left*) and shower room.

The gym has a glass inner wall giving views into swimming pool area and its own built-in speaker system. The swimming pool has a separate hot tub, speaker system, Sahara Valley Infrared Sauna and bifold doors opening out onto the alfresco patio dining area (*below left*).

This really is the ideal space for family and friends to enjoy Rest Harrow.





master bedroom suite

As you reach the head of the stairs on the first floor landing (below left), to the left you'll find a private hallway leading to the master bedroom suite.

The **bedroom** (*opposite left*) is a spacious, light and airy room with ample storage from the fitted wardrobes. This luxurious room further benefits from a built-in entertainment wall and air conditioning unit.

There are doors leading to the large **dressing room** (*below middle*) with more built-in wardrobes; and to the sumptuous **en-suite** (*below right*), with porcelain tiling to floor and walls, matching his and hers vanity sinks & walk-in double shower.

French doors lead from the bedroom to the **roof terrace** (*right*), another great space in which to enjoy the garden, stunning views and a bit of 'peace & quiet'.





the other bedrooms & bathroom

To the right of the first floor landing lies **bedroom five** (*opposite left*) with an interconnecting door to **bedroom two** (*below left*), with its own en-suite, making this a suite of rooms spanning the first floor from front-to-back.

Bedroom four (*below middle*) nestles in the middle of the house with a large window providing views over the gardens and local countryside.

The **family bathroom** (*below right*) has porcelain tiling to floor and walls, a large walk-in shower with rainfall head over and inset shelving.

The house is topped on the second floor by the split-level **bedroom three** (*left*) that has its own dressing room and en-suite, making this another wonderful, self-contained space that is ideal as a guest room or bedroom for those family members seeking a bit of independence.





the grounds

The beautiful grounds offer plenty of space for entertaining and family lifestyle: :

- electrically operated front gates and private driveway,
- double garage and workshop to front of house,
- large patio area surrounding the house,
- lit walkway with sleeper matured borders & lawn areas,.
- an array of different areas for entertaining throughout the garden
- unique entertainment pod overlooking the local countryside.

This garden itself is certainly an eye-catcher with far-reaching views enhanced by the stunning glass fencing separating it from the open fields!



Dimensions

Hallway

Open Plan Kitchen/Living/Dining 10.19m max x 5.49m max (33'5" max x 18'0" max)

Lounge 4.98m max x 5.28m max (16'4" max x 17'3" max)

Study 3.68m x 2.39m (12'0" x 7'10")

Downstairs WC

Utility 3.78m max x 2.59m max (12'4" max x 8'5" max)

Entertainment/Games Room 8.18m max x 4.98m max (26'10" max x 16'4" max)

Inner Hallway

Shower Room 2.18m max x 2.29m max (7'1" max x 7'6" max)

Gym 2.79m max x 1.98m max (9'1" max x 6'5" max)

Swimming Pool 7.70m max x 5.89m max (25'3" max x 19'3" max)

First Floor Landing

Bedroom One Suite 7.39m max x 5.99m max (24'2" max x 19'7" max)

Dressing Room 3.78m x 3.68m (12'4" x 12'0")

En-suite 3.58m x 3.89m (11'8" x 12'9")

Bedroom Five 3.68m x 2.69m (12'0" x 8'9")

Bedroom Two 6.48m max x 3.58m max (21'3" max x 11'8" max)

En-suite

Bedroom Four 3.38m x 3.18m (11'1" x 10'5")

Family Bathroom 3.00m x 1.98m (9'10" x 6'5")

Second Floor Landing

Bedroom Three/Dressing Area 3.99m x 3.00m / 3.28m x 3.00m (13'1" x 9'10") / (10'9" x 9'10")

En-suite 1.57m max x 3.00m max (5'1" max x 9'10" max)

Double Garage 6.20m max x 5.28m max (20'4" max x 17'3" max)

Workshop 2.29m x 3.00m (7'6" x 9'10")

Ground Floor

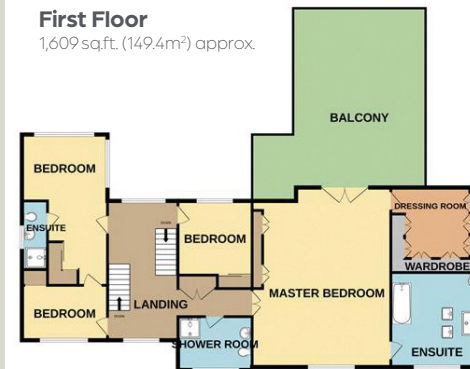
2,792 sq.ft. (259.4m²) approx.



*floorplans
& epc*

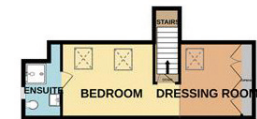
First Floor

1,609 sq.ft. (149.4m²) approx.



Second Floor

350 sq.ft. (32.5m²) approx.



ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 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.

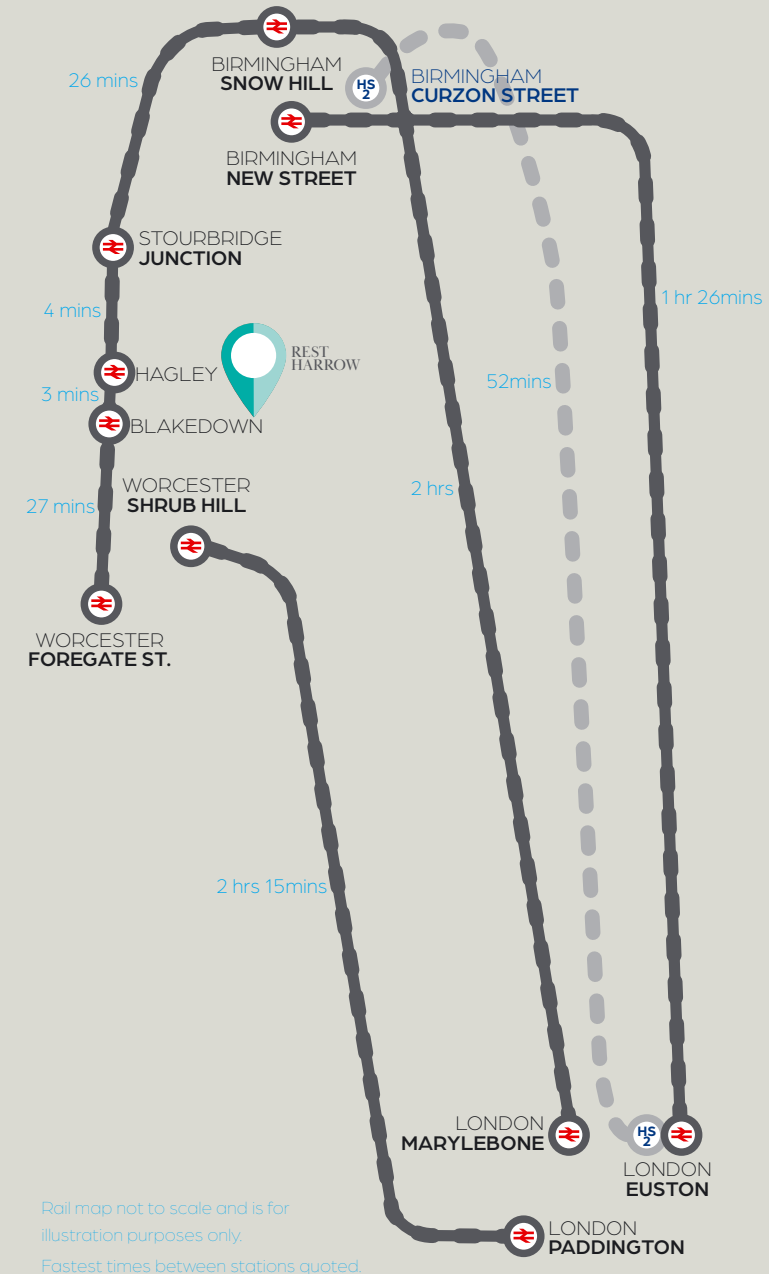
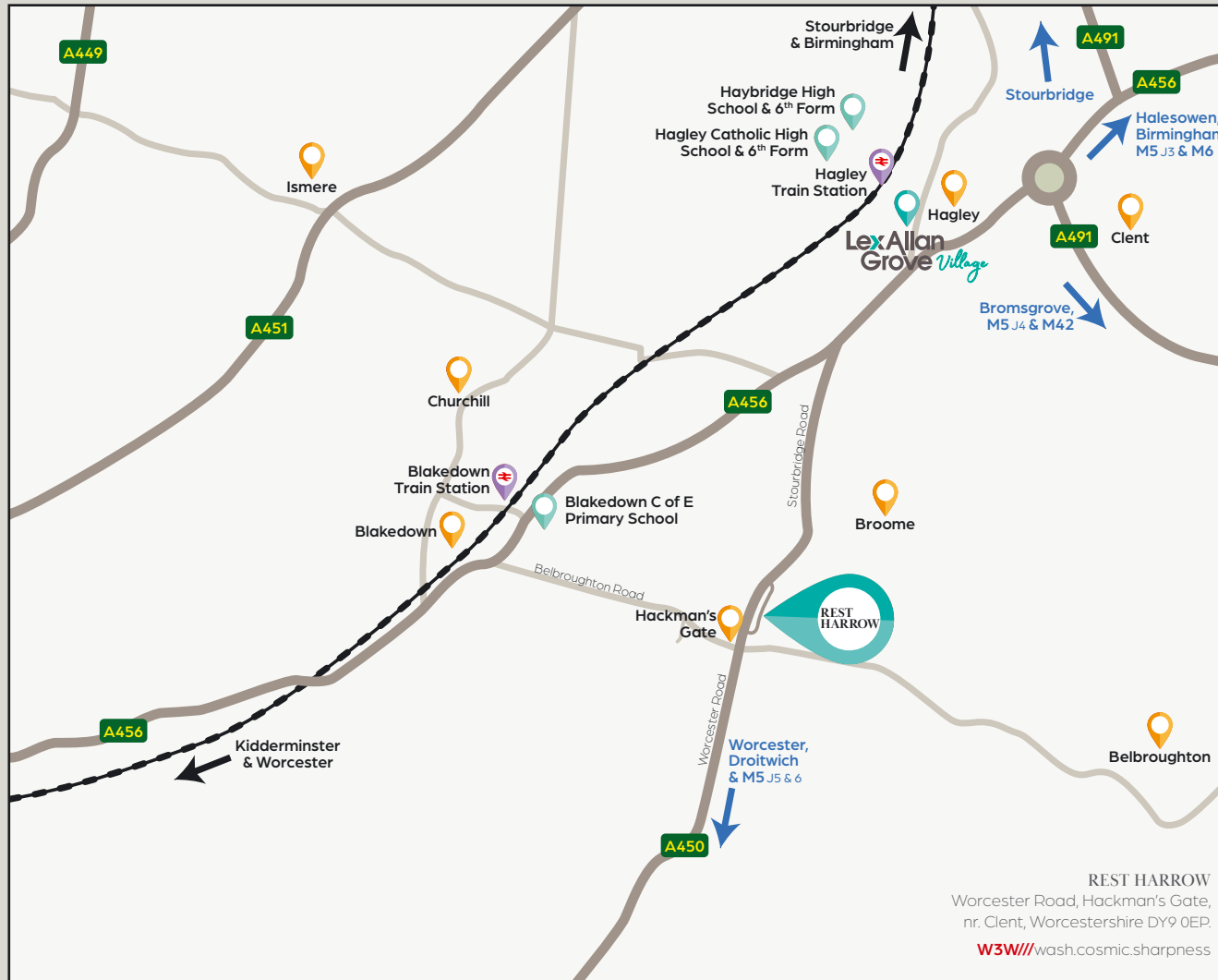
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REST HARROW

location

REST HARROW is situated in the hamlet of Hackman's Gate, ideally located with the villages of Blakedown, 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.





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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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