



Windover Cottage

FIELD LANE | CLENT | WORCESTERSHIRE | DY9 0JA

LexAllan
Grove *Village*



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...quintessential English charm & character

Imagine returning home from the *'hustle & bustle'* of modern working life, remotely opening the cast iron gates to pull into your own little piece of England - a quintessentially English country cottage - to be greeted by a home that is perfect for family life; the outside world immediately forgotten!

Step inside this beautiful cottage, where elegant rooms meet modern conveniences. Explore four wonderfully appointed bedrooms, each its own haven for family members. Unwind in living areas bathed in natural light. This stunning home is waiting for your family to write its next chapter.

...a perfect family home



Windover Cottage

at a glance...

- Charming 4 bedroom family home
- 2 Bedrooms with en-suites, plus family bathroom
- Elegant internal decor ● Beautiful well-established gardens
- Hight sought-after semi-rural location
- Excellent primary & secondary schools nearby
- Close to convenient commuter links to the rest of the UK

♥ *Lex Allan Grove loves...*

*...the charm and character of this beautiful semi-rural family home.
Its tastefully thought-out accommodation and grounds provide
something for the whole family.*





reception rooms

Walk through the inviting front porch into the **entrance hall** (*below left*) and you are immediately greeted by the elegance that flows through every room of this wonderful cottage.

Immediately to the right lies the **family room** (*right & below middle-right*). Natural light fills this good-sized room from the feature bay window and adjacent large window to the front. An open archway connects this room with the breakfast kitchen, giving it a light and spacious feel.

To the left of the entrance hall lies the **snug** (*bottom right*). A cosy retreat from the hustle & bustle of family life. Plenty of light comes from the large windows to the front and side, and the beautiful feature fireplace with its sandstone surround adds to the feeling of cosiness.

A door leads through to the **formal lounge** (*opposite left & below middle-left*). An elegant and spacious room with exposed oak beams. A feature fireplace with sandstone surround is the focal point of the room, and French doors open up onto a patio area in the garden.





kitchen, utility & dining room

The beating heart of a family home is the **kitchen** (*opposite left, below left and middle-left*), and Windover Cottage's is an exceptional example of this fact. Beautiful fitted wall & base units and a matching breakfast island, with quartz work surfaces, include an integrated dishwasher and a Villeroy & Boch Belfast sink. There's space for a fridge freezer and large range cooker. Stone tiled floors and exposed beams in the ceiling add to the character of this wonderful room. An open archway leads to family room. The **utility** (*below middle-right*) has units to match the kitchen, a sink and space for white goods. An external door leads to the garden.

The **dining room** (*right and below right*) is an elegant space in which to have more formal family meals or entertain friends. Dual-aspect sash windows provide plenty of natural light and there's ample space for a large table setting and storage furniture.





master bedroom suite

Moving upstairs and across to the rear of the first floor landing lies the entrance to the **master bedroom suite** (*opposite left*), through the dressing room with its spacious fitted wardrobes and mood lighting.

Natural light floods into the master bedroom from dual-aspect feature windows. With a light and airy feel, this master suite has ample room for a large double bed and storage furniture.

A doorway leads through to the **en-suite** (*below left*). Beautifully fitted out with floor to ceiling ceramic tiling, 'His & Hers' vanity units and matching sanitaryware, a fitted bath with hand-held shower, and a large shower cubicle with hand-held shower & drench head.



bedroom two suite

Bedroom two (*above right*) lies across the mezzanine landing from the dressing room.

A spacious and comfortable double bedroom with fitted wardrobes and ample room for storage furniture. An open doorway leads to the **en-suite** (*far right*). Light fills this large en-suite from the dual-aspect windows. White ceramic tiles to the floor and walls add to the light and spacious feel. A claw-foot bath, with hand-held shower and drench head is complemented by the Savoy pedestal wash basin and matching sanitaryware.





bedrooms 3 & 4

Bedroom three (*opposite left*) lies to the left of the staircase. A good-sized double room with fitted wardrobes and space for a desk and storage. Large sash windows to the front and side fill this room with natural light.

Across the landing and up the mezzanine stairs lies **bedroom four** (*right*). Another spacious double bedroom, with feature sash windows to the front and side and plenty of space for a desk and storage furniture.



family bathroom

The **family bathroom** (*right*) has ceramic tiling to the floor and walls and has a fitted bath with hand-held shower, a large shower cubicle with drench head.

A Savoy pedestal wash hand basin with matching sanitaryware is complemented by chrome fittings and heated towel rail.





the gardens, garage & loft room

The beautiful, well-established cottage gardens have different spaces to suit and mood. With large patio areas, lawns and various seating areas for entertaining.

The **garage** (*right*) has a roller 'up & over' main door, lighting and power supply. A doorway to the side gives access to the garage store, equipped with a sink, fitted shelving and WC.

Stairs lead to the loft room. Two skylights and a window to the front provide natural light, wood-effect flooring and storage in the eaves make this a an ideal quiet space for a study.





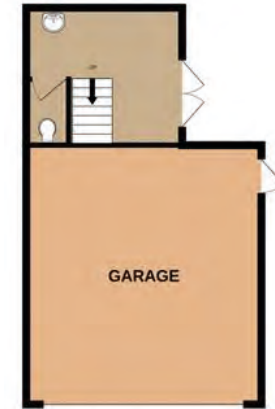


dimensions

Entrance Hall	4.4m max x 3.6m max (14'5" max x 11'9" max)
Family Room	3.6m x 3.6m (11'9" x 11'9")
Formal Lounge	4.3m x 5.5m (14'1" x 18'0")
Dining Room	7.8m max x 3.7m max (25'7" max x 12'1" max)
Kitchen	4.6m max x 4.8m max (15'1" max x 15'8" max)
Utility	2.3m x 3.1m (7'6" x 10'2")
Snug	4.7m max x 3.6m max (15'5" max x 11'9" max)
Downstairs WC	
Cellar	1.7m max x 4.3m max (5'6" max x 14'1" max)
Store Room	2.8m x 2.4m (9'2" x 7'10")
First Floor Landing	2.7m max x 3.9m max (8'10" max x 12'9" max)
Dressing Area	3.6m x 1.8m (into wardrobe) (11'9" x 5'10" (into wardrobe)
Bedroom One	4.3m x 4.5m (14'1" x 14'9")
En-suite	3.3m x 2.5m (10'9" x 8'2")
Bedroom Two	3.7m max x 4.6m max (12'1" max x 15'0" max) <i>(further wall to en-suite not measured)</i>
En-suite	2.2m x 2.7m (7'2" x 8'10")
Bedroom Three	3.5m x 3.6m (into wardrobe) (11'5" x 11'9" (into wardrobe)
Bedroom Four	3.7m x 2.6m (12'1" x 8'6")
Family Bathroom	2.7m x 2.1m (8'10" x 6'10")
Garage Store	3.5m max x 3.1m max (11'5" max x 10'2" max)
WC	
Loft Room	5.8m max x 2.8m max (19'0" max x 9'2" max)
Garage	5.3m max x 5.8m max (17'4" max x 19'0" max)
Gardens	

floorplans & epc

TOTAL FLOOR AREA: 292m² (3,143sqft) approx.



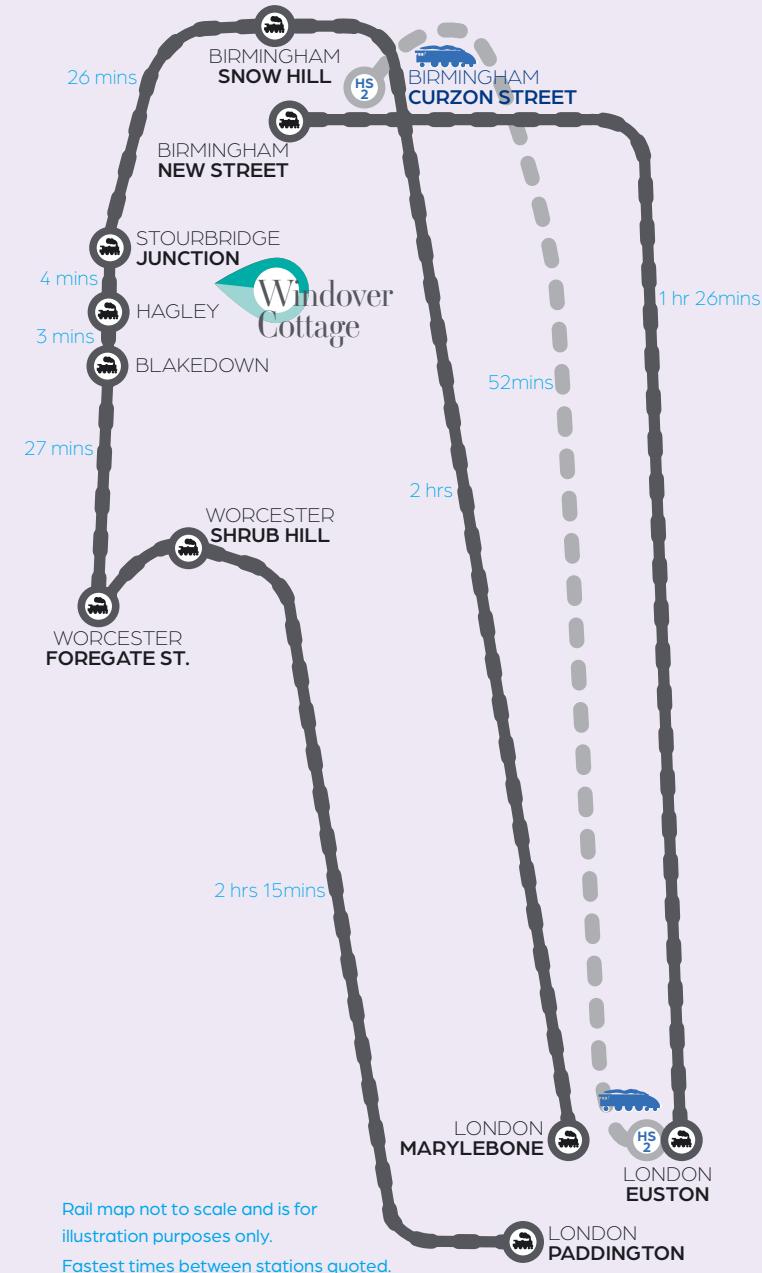
ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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. Made with Metropix ©2024

location

Windover Cottage is located on the outskirts of the ever-popular village of Clent. Both Hagley and Stourbridge Junction train stations are only a short distance away, giving excellent commuter links for Worcester, Birmingham and beyond. London will only be 52 minutes away from Birmingham when HS2 is completed. M5 junctions 3 & 4 are also within easy reach, giving access to the rest of the Midlands Motorway Network. Excellent pubs, eateries and countryside walks in the National Trust Clent Hills are all within walking distance.

The property lies within catchment of Hagley's excellent schools at both primary and secondary levels, with Old Swinford Hospital, Winterfold House and Bromsgrove Schools also a short drive away.





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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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