



Field House

QUARRY PARK ROAD | PEDMORE | STOURBRIDGE | WEST MIDLANDS | DY8 2RE

LexAllan
Grove Village



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...refinement & quintessential English style

Beyond a grand residence, this is an invitation to a lifestyle. Nestled amidst the timeless elegance of Quarry Park Road, this refined four-bedroom detached awaits the arrival of its discerning owner. Coveted for its idyllic setting, Quarry Park Road offers a prestigious, statement address in a perfect location.

This exceptional property is more than a collection of rooms; it's a symphony of space and style. Step inside and discover a world designed for those who appreciate the finer things a home has to offer; with a variety of spaces to suit any mood and fit with the hectic nature of modern life.

...a perfect family home



Field House *at a glance...*

- 4 Bedroom statement family home
- Highly sought-after Pedmore address
- Beautiful and private mature gardens
- Master bathroom with en-suite
- Outstanding primary & secondary schools nearby
- Close to excellent commuter links to the rest of the UK

♥ *Lex Allan Grove loves...*

...the elegance and refinement of this stunning family home in this highly-desirable location, with accommodation and grounds that provide something for the whole family.





lounge, study & sitting room

Walk through the impressive, wood-panelled **entrance hall** (*below left*) and to the right you will find the spacious **lounge** (*opposite left & below middle-left*).

This spacious room echoes the refinement of the house, with natural light flooding in from the bay window to the front a large feature window to the rear overlooking the gardens. A glass door leads through to the **study** (*below right*). This quiet space, away from the *hustle & bustle* of family life, is an ideal place in which to work at home.

The **sitting room** (*right & below middle-right*) is another good-sized family room that stretches from the front to the back of the house. Patio doors lead out onto the rear gardens, with further doors leading through to the utility and lobby.

The **lobby** has doors leading to a WC, garage and steps down to cellar.





kitchen, dining room & utility

The **breakfast kitchen** (*opposite left, below left & middle left*) is the beating heart of this family home. Three large windows provide natural light and views over the gardens. The tailor-made kitchen units include an integrated dishwasher, NEFF microwave, Belfast sink and a large AGA. There are spaces for a large American style fridge/freezer. A door leads through to a large walk-in pantry with various storage cupboards and fitted shelving.

The **dining room** (*right & below middle-right*) is situated to the right at the rear of the entrance hall. This elegant room has space for a good-sized table setting, windows overlooking the gardens, a marble fireplace and is linked to the kitchen via a service hatch.

The **utility** (*below right*) has fitted units with a stainless steel sink, plumbing for white goods and houses the boiler.





master bedroom suite & bedroom 2

At the top of the staircase, to the right of the **first floor landing** (*below left*) lies the beautiful **master bedroom suite** (*opposite left, below middle*).

Large bay windows overlook the gardens and a feature window looks over the front of the house. With ample storage space provided by the fitted wardrobes, this is a spacious and elegant super king-sized double bedroom.

A door leads to the fully tiled and well-equipped **en-suite shower room** (*below middle-right*).

Adjacent to the master bedroom suite is **bedroom two** (*right & below right*).

Another good-sized double bedroom with a light airy and spacious feel. Fitted wardrobes provide plenty of storage and a large feature window overlooks the gardens to the rear.



bedrooms 3 & 4, bathroom & shower room

Bedroom three (*left & below left*) lies on the north-east corner of the first floor. Dual-aspect windows provide natural light, fitted wardrobes for ample storage and plenty of room for a double bed.

Bedroom four (*below middle-left*) is a useful size for younger family members or as an extra study room.

The **house bathroom** (*below middle-right*) is fully tiled and has a large corner show cubicle, fitted corner jacuzzi bath and contemporary sanitaryware.

The **house shower room** (*below right*) lies opposite the bathroom and is well-equipped with a large shower cubicle and contemporary sanitaryware.



the gardens

Field House is surrounded by large and private gardens.

This beautiful area has a sweeping lawn, framed by various mature trees and established borders that provide the security and privacy.

A large patio area provides ample space for entertaining family and friends.



dimensions

Entrance Hall

WC

Living Room 4.5m x 6.7m max (into bay) 5.8m min
{14'9" x 21'11" max (into bay) 19'0" min}

Study 2.1m x 4.9m {6'10" x 16'0"}

Dining Room 4.7m max x 4.4m min x 4.1m {15'5" max x 14'5" min x 13'5"}

Kitchen 4.1m x 6.6m max 6.1m min {13'5" x 21'7" max 20'0" min}

Pantry

Sitting Room 3.1m x 6.4m {10'2" x 20'11"}

Utility 2.9m x 2.9m {9'6" x 9'6"}

Lobby

WC

Cellar 3.1m x 4.0m {10'2" x 13'1"}

Garage 6.8m x 5.8m {22'3" x 19'0"}

Workshop

Store

First Floor Landing

Main Bedroom 6.7m max (into bay) 3.6m min x 3.9m (not into wardrobe)
{21'11" max (into bay) 11'9" min x 12'9" (not into wardrobe)}

En-Suite

Bedroom Two 3.9m (not into wardrobe) x 4.1m
{12'9" (not into wardrobe) x 13'5"}

Bedroom Three 4.1m max 3.4m min x 3.7m (not into wardrobe)
{13'5" max 11'1" min x 12'1" (not into wardrobe)}

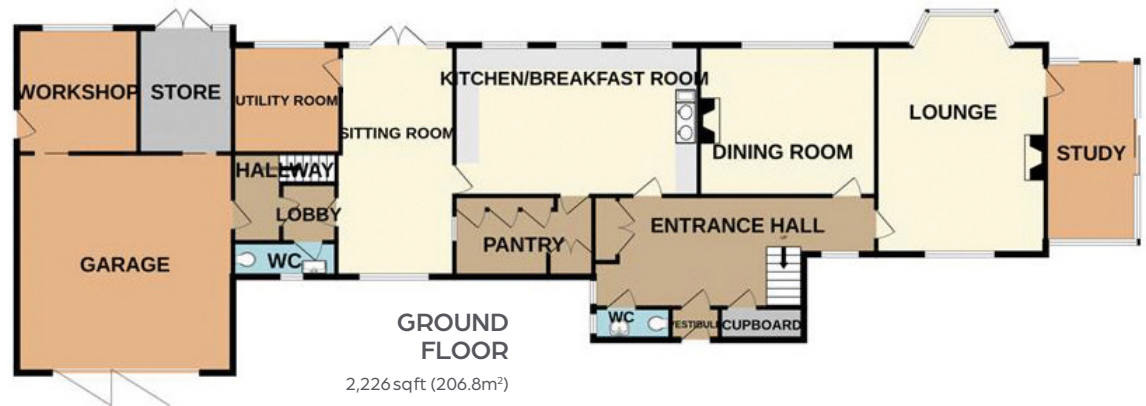
Bedroom Four 2.6m x 2.7m {8'6" x 8'10"}

House Bathroom

House Shower Room

floorplans & epc

TOTAL FLOOR AREA: 3,464 sqft (321.8m²) approx.



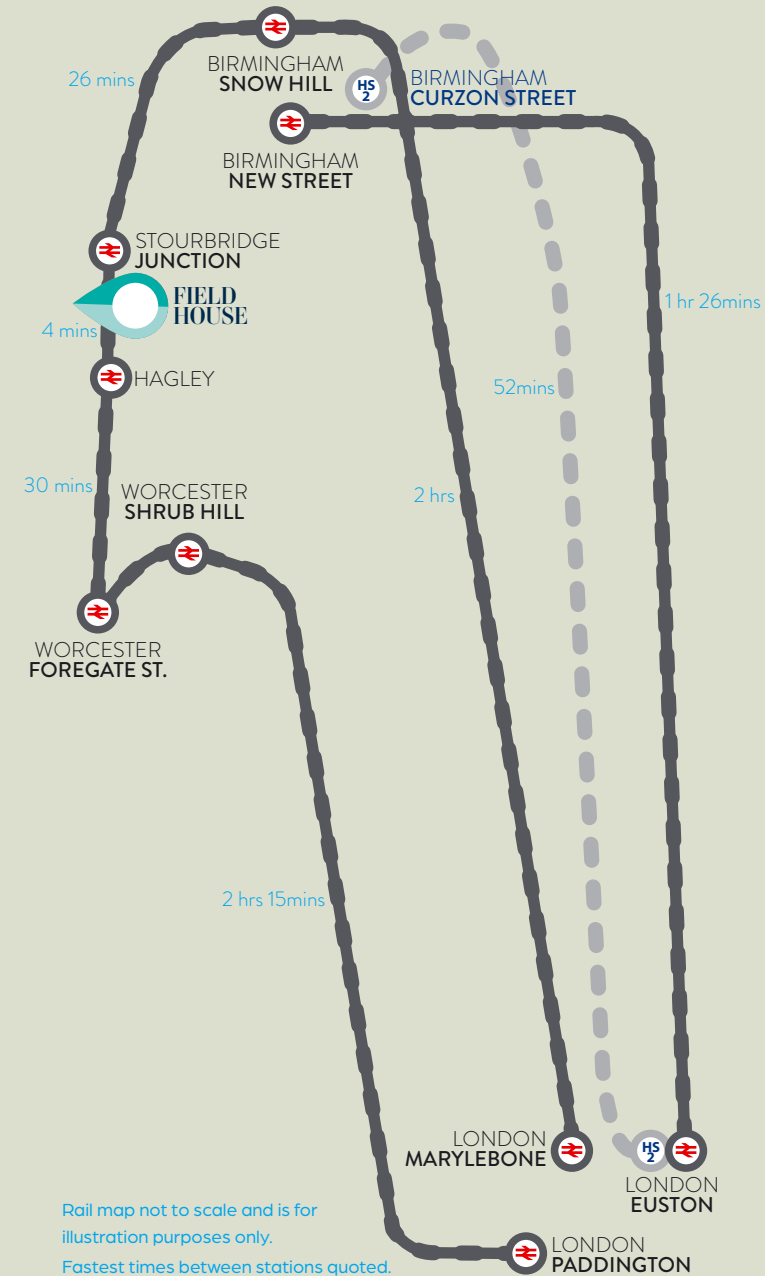
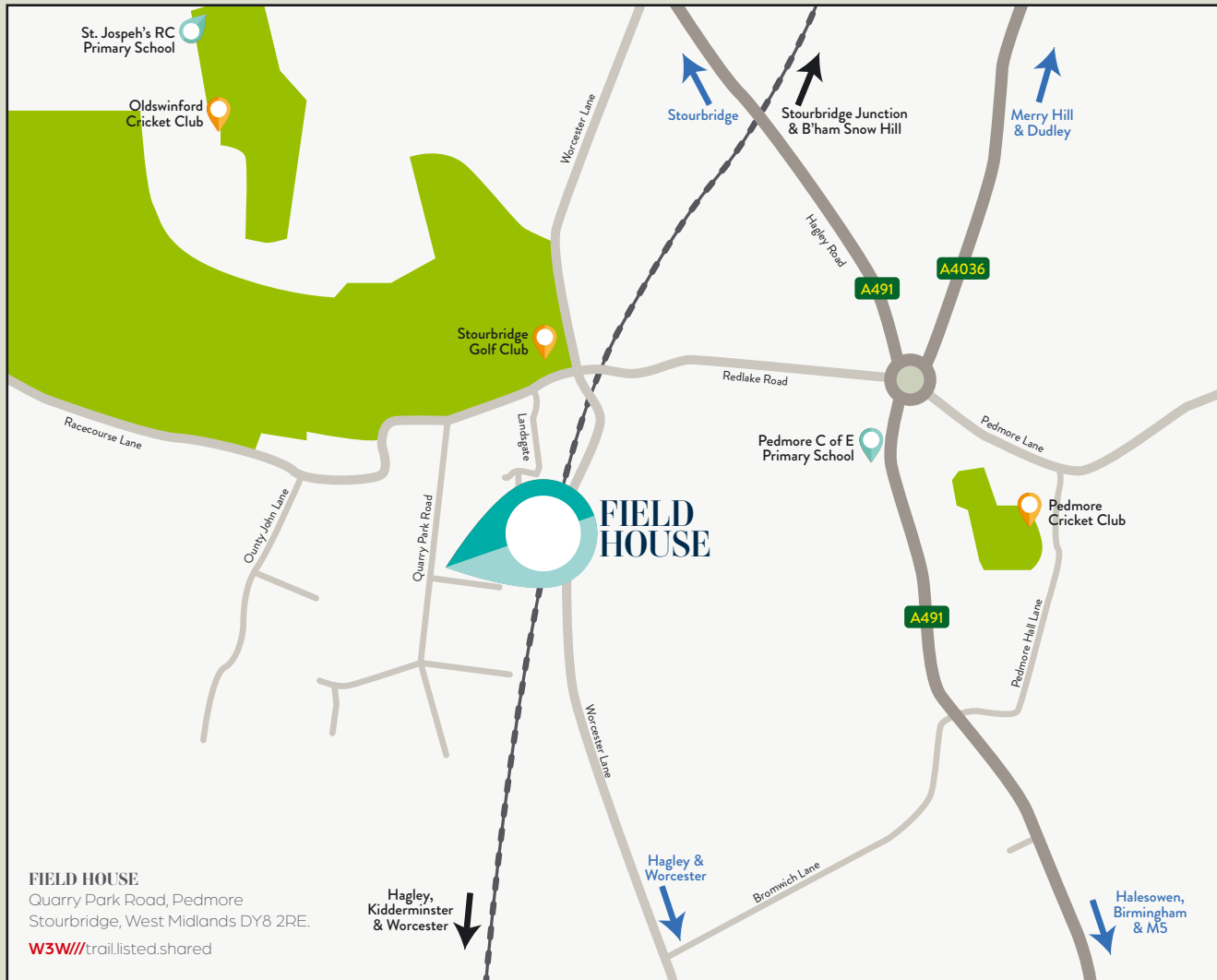
ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

FIELD HOUSE is situated behind a gated drive off the highly sought-after Quarry Park Road. There is a wide choice of excellent schools at both primary and secondary levels nearby. Countryside walks and a variety of leisure pursuits are also on your doorstep, with Stourbridge Golf Club within walking distance.

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.





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