



WEST LODGE
FARM HOUSE

SWAN LANE
UPTON WARREN

Grove.
FIND YOUR HOME



WEST LODGE FARM HOUSE

...an idyllic Worcestershire location

West Lodge Farm House is a beautiful Grade II listed retreat nestling in 7 acres of grounds set-back from Swan Lane, Upton Warren, Bromsgrove. This remarkable estate unveils a harmonious fusion of timeless elegance and rural charm, exuding an air of tranquility that invites you to escape the bustling world and embrace the beauty of nature.

Believed to be a former hunting lodge to the Grafton Manor estate, West Lodge Farm dates from the 16th Century with a substantial Georgian addition.

The current owners have taken great care to preserve this outstanding family home retaining and enhancing the original features.

As you approach along the meandering country road that leads to this secluded home, a sense of anticipation builds, offering a glimpse of what awaits beyond the wrought iron gates and walled-garden. This stunning 'forever' home, blends classic architectural design elements with contemporary comforts to create a dwelling that feels both grand and inviting.

...a perfect family home



West Lodge Farm House at a glance

- Four bedroom detached
- Panoramic views
- Stables & paddocks
- Approx. 7 acres of grounds
- The countryside and leisure pursuits on your doorstep
- Outstanding primary & secondary schools nearby
- Excellent commuter links to the rest of the UK



Lex Allan Grove loves...

...this truly stunning home in its private setting with far-reaching views, versatile accommodation and grounds, that provide something for the whole family and every occasion.





drawing & sitting rooms

Walk up the front garden path, through the traditional painted wooden door into the spacious **hallway** (*below left*) and you are greeted by a warm embrace of sophistication and character.

At the end of the hall, to the right, you enter the **drawing room** (*opposite left & below middle*). This elegantly and meticulously decorated room is an oasis of tranquility, with views over the front garden and surrounding Worcestershire countryside through the sash window, that gives it a light and airy feel throughout the year. The feature fireplace with its multi-fuel burner is the focal point of the room.

A doorway takes you through to the rear **sitting room** (*right & below right*). The wooden flooring, exposed beams in the ceiling and recessed fireplace with multi-fuel burner gives this room a more cosy and intimate feel.





kitchen & dining room

The beating heart of any family home is the **kitchen** (*opposite left, below left & middle*). At West Lodge Farm House you will find this is especially the case.

Beautifully designed to reflect the character of the house and equipped with an oil-fired four oven AGA, flagstone style flooring, tailor-made fitted wall and base units with granite work surfaces, matching breakfast island and an original double Belfast sink; this will be a room that the whole family gravitates towards.

A separate utility houses the oil-fired boiler and plumbing for white goods. The rear lobby's stable style door leads to the kitchen courtyard.

The **dining room** (*right & below right*) perfectly reflects the style and character of the drawing room, with a sash window overlooking the front gardens.





bedrooms one & two

Bedroom one (*opposite left & below left*) is to the right as you reach the first floor landing through its own private lobby with fitted wardrobes.

It is a light and spacious room, with a sash window to the front, cast iron fireplace and a door leading to its **en-suite** (*below middle*). This is a good-sized room with obscured window to side and large walk-in shower with drench head.

Bedroom two (*right*) is reached through the small study and reflects the historic character of the house with its vaulted, exposed beam ceiling and wooden flooring. Light floods in from the rear window and Velux skylight.

The room has its own private **en-suite** (*below right*) with tiled floor and corner shower cubicle.





bedrooms three, four & bathroom

Bedroom three (*opposite left & below left*) is another spacious, light and airy room with views over the front garden and surrounding Worcestershire countryside through the sash window.

Bedroom four (*right*) is to the rear of the house and is reached through the study area and continues the character of the house with its exposed beam ceiling.

The **family bathroom** (*below right*) is also reached via the study area, has a split-level floor, with its main feature being the beautiful free-standing claw foot bath.

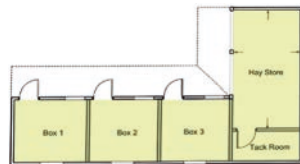




stables

Within the grounds there is a well-maintained stable-block and a secure hay-store/tack room, with access to the well-fenced paddocks.

All paddocks have water services





the grounds

The grounds stretch to some 7 acres, including:

- well-fenced paddocks,
- formal gardens,
- orchard and vegetable patch,
- a terrace seating and dining area with views of the beautiful gardens and surrounding Worcestershire countryside,
- a parking area set away from the house.



dimensions

Hallway

Downstairs Cloakroom

Drawing Room

4.88m x 4.70m (16'0" x 15'5")

Dining Room

4.78m x 3.89m (15'8" x 12'9")

Sitting Room

4.78m max x 4.88m max (15'8" max x 16'0" max)

Kitchen

4.88m max x 4.78m max (16'0" max x 15'8" max)

Rear Lobby

Utility

2.39m x 1.98m (7'10" x 6'6")

First Floor Landing

Bedroom One

4.78m max x 4.98m max (15'8" max x 16'4" max)

En-Suite

1.50m x 2.90m (4'11" x 9'6")

Bedroom Two

4.60m max x 4.78m max (15'1" max x 15'8" max)

En-Suite

2.18m x 1.88m (7'2" x 6'2")

Bedroom Three

4.88m max x 3.99m max (16'0" max x 13'1" max)

Bedroom Four

4.98m max x 2.39m max (16'4" max x 7'10" max)

Family Bathroom

2.90m x 2.29m (9'6" x 7'6")

Stable One

3.89m x 3.68m (12'9" x 12'1")

Stable Two

3.58m x 3.58m (11'9" x 11'9")

Stable Three

3.78m x 3.68m (12'5" x 12'1")

Hay Store

7.19m x 3.68m (23'7" x 12'1")

Tack Room

3.58m x 1.78m (11'8" x 5'10")

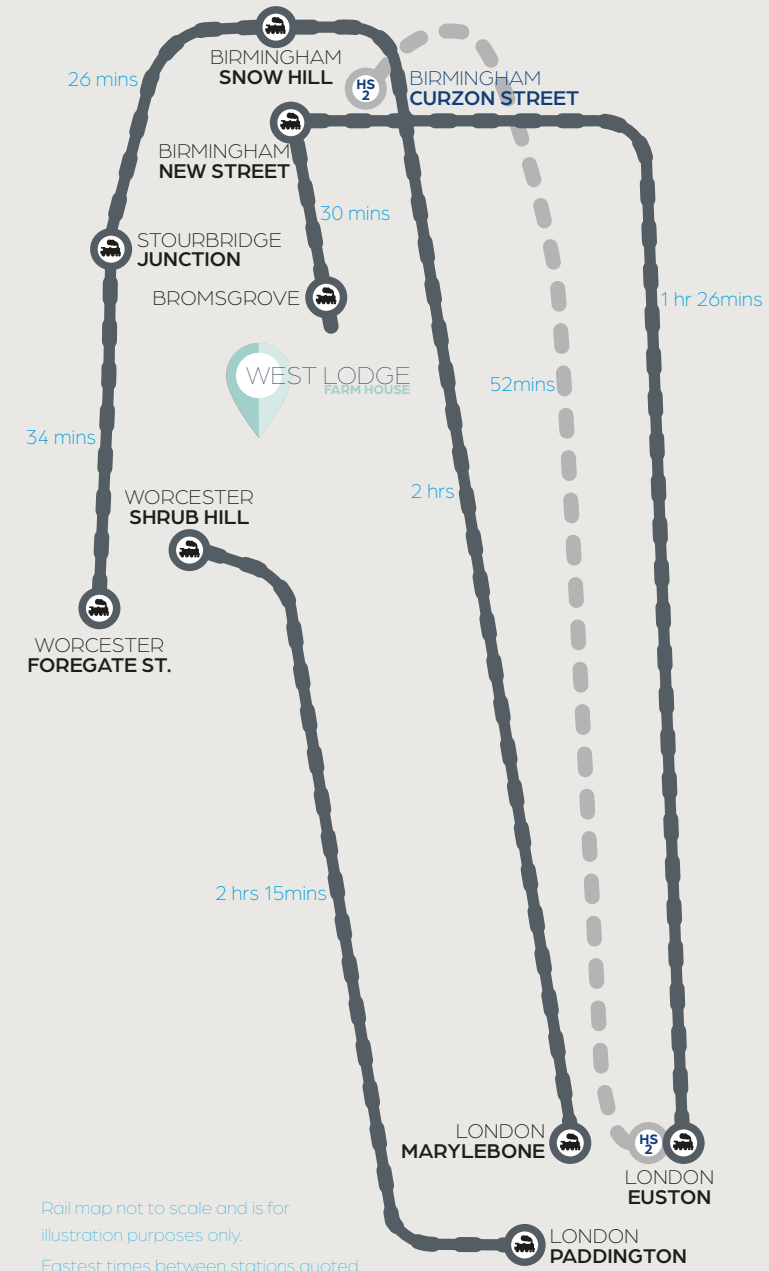


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location

WEST LODGE FARM HOUSE is located just a short drive from the village of Upton Warren, which offers a range of amenities, including a pub, a village shop and a sailing club. The town of Bromsgrove is also within easy reach, offering a wider range of amenities, including a range of shops, restaurants, bars and leisure facilities.

The property lies in a convenient location for train links for Worcester, Birmingham and beyond. The M5 and the Midlands Motorway Network are also within easy reach. There are also excellent schools at both primary and secondary levels nearby.





AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage. **COUNCIL TAX BAND:** E

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