



32 Badger Brook Lane
Astwood Bank | Redditch | Worcestershire | B96 6EJ

 FINE & COUNTRY

32 BADGER BROOK LANE



A Home You Would Never Know Existed

Discreetly positioned at the end of a private, no-through lane, this substantial detached residence forms part of an exclusive cluster of individually designed homes - each entirely unique and hidden from passing traffic.

Backing directly onto mature woodland, the property offers a rare combination of privacy, space and flexibility, perfectly suited to modern family life and multi-generational living. The setting delivers a quiet sense of seclusion while remaining highly convenient for local amenities, schools and commuter routes.



Secluded Yet Connected

Astwood Bank is a highly regarded village offering a strong community atmosphere, well-regarded schooling and immediate access to countryside walks.

Despite its peaceful and tucked-away setting, the property remains well placed for Redditch town centre, rail connections and major road networks including the M5 and M42, making it ideal for commuters seeking both convenience and retreat.

GROUND FLOOR LIVING

Space Designed Around Modern Living

The ground floor is arranged to provide generous and flexible living accommodation, with a natural flow between reception spaces.

A spacious main lounge forms the central living area, complemented by a separate sitting room and a dedicated dining room, offering versatility for both everyday living and entertaining.

At the heart of the home lies a well-appointed kitchen, supported by an adjoining utility room, providing excellent practicality for family life.

A ground floor study offers a quiet and adaptable workspace, ideal for home working or private use.





MULTI-GENERATIONAL LIVING

Designed for Flexibility Across Generations

A standout feature of this home is its suitability for multi-generational living.

A lift between floors provides rare and valuable accessibility, ensuring the property can comfortably accommodate a wide range of living requirements both now and in the future.

This thoughtful design makes the home particularly well suited to extended families, long-term planning or those seeking adaptable living arrangements under one roof.

Seller Insight



What first attracted you to Astwood Bank and Badger Brook Lane?

"We were keen to move closer to Astwood Bank because we'd always loved the village atmosphere. It has a real sense of community where people genuinely look out for one another. The balance is perfect - you enjoy all the benefits of village life while still being within easy reach of everyday amenities and larger towns."

Why did you choose Number 32?

"We viewed several of the homes along this private lane, but Number 32 immediately stood out. It's set further back than the others, giving it a wonderful sense of privacy. The house isn't overlooked and enjoys a beautiful woodland backdrop, which made it feel incredibly peaceful and secluded. The garden was another huge factor. We loved that it offered both sunny areas and shaded spots throughout the day, allowing us to follow the sun or retreat from it whenever we wished. The natural setting also meant the garden was far easier to maintain than a large open plot."

How have you enjoyed the gardens?

"The garden has been a real labour of love. Every rose, flower, shrub and plant has been chosen and planted by us over the years. Watching it evolve through the seasons has been incredibly rewarding. It's become a haven not just for us, but for the wildlife too. We spend hours birdwatching and enjoying the variety of visitors that the woodland setting attracts."

How has the layout worked for your family?

"The layout has been one of the home's greatest strengths. It flows naturally and gives everyone their own space whilst still feeling connected. At one point, our daughter and son-in-law lived with us, and the multi-generational living options worked exceptionally well. It allowed us to spend quality time together while maintaining independence and privacy for everyone. That's something we've always loved about this house - you can be together when you want to be, but equally there's plenty of space to enjoy your own hobbies and interests."

What have been your favourite rooms?

"My husband spent countless happy hours in the study, enjoying his hobbies and having a quiet retreat of his own. For me, it was always the garden. We've also enjoyed many evenings relaxing together with Sky Sports and entertaining family and friends. The house adapts effortlessly whether it's a busy family gathering or a quiet evening at home."

Have there been any practical features that proved particularly useful?

"Absolutely. The lift has been invaluable over the years. While it's obviously useful for accessibility, we often used it simply to move heavier items between floors. It's one of those features you quickly come to appreciate and wonder how you ever managed without."

What is daily life like in Astwood Bank?

"It's wonderfully convenient. We regularly walk into the village for everyday essentials, whether that's visiting the butcher, popping to the GP surgery, getting our hair done or meeting friends. The village itself is incredibly active. There are wonderful annual events and parades which bring everyone together, creating a real sense of belonging. There's also a fantastic Astwood Bank Facebook community group that keeps residents informed and connected. People are always willing to help, share information or offer recommendations."

What will you miss most?

"Without question, the peace and privacy. Waking up to birdsong, watching the wildlife from the garden and feeling surrounded by nature while still being part of such a welcoming community has been very special. We'll also miss our neighbours. They've been fantastic - supportive, friendly and always looking out for one another. It's rare to find a place that offers both such privacy and such a strong sense of community, but Number 32 manages to do exactly that."

In one sentence, how would you describe life at Number 32?

"A private woodland retreat with a beautiful garden, wonderful neighbours and the perfect balance between peaceful countryside living and village convenience."







FIRST FLOOR ACCOMMODATION

Comfortable and Balanced Bedroom Space

To the first floor are five well-proportioned bedrooms, arranged to provide both privacy and practicality.

The principal bedroom benefits from its own en-suite, while a second bedroom also enjoys private en-suite facilities, making it ideal for guests or extended family.

A spacious family bathroom serves the remaining bedrooms, completing a well-balanced and functional layout.

















GARDEN & OUTDOOR LIVING

Living with the Seasons

The rear garden is arranged over two tiers and has been thoughtfully designed to embrace outdoor living throughout the day.

Multiple seating areas are positioned to enjoy sunlight at different times, creating ideal spaces for morning relaxation, daytime enjoyment and evening entertaining.

An elevated patio leads down to a lawn bordered by mature planting, offering both structure and privacy.

WOODLAND SETTING

A Natural Extension of the Home

Beyond the garden lies mature woodland, creating a tranquil and ever-changing natural backdrop.

The setting enhances both privacy and atmosphere, offering a rare sense of seclusion and connection to nature.

Wildlife is frequently observed within the woodland, with deer occasionally seen moving quietly through the trees.

EXTERNAL FEATURES

Practicality and Security

To the front and side, the property benefits from ample off-road parking leading to a double garage, providing secure storage and everyday convenience.

The frontage is discreet and well set back, reinforcing the sense of privacy that defines this unique home.

CONCLUSION

A Rare Opportunity in a Hidden Setting

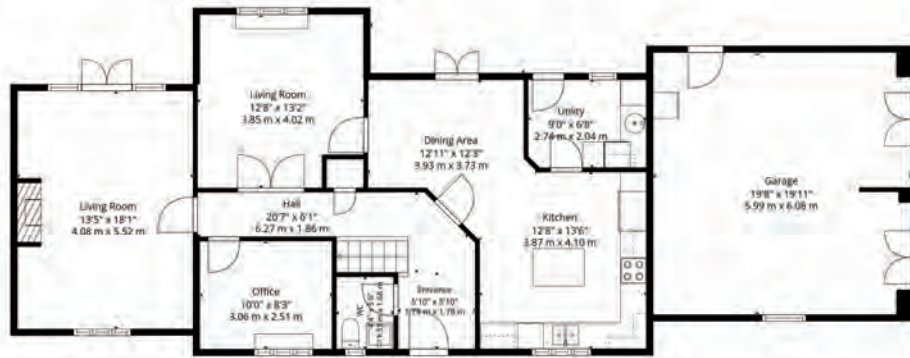
This is a substantial and highly versatile home, offering space, flexibility and a uniquely private woodland-edge position.

Combining multi-generational living potential with generous accommodation and a truly secluded setting, it represents a rare opportunity within one of Astwood Bank's most discreet residential enclaves.

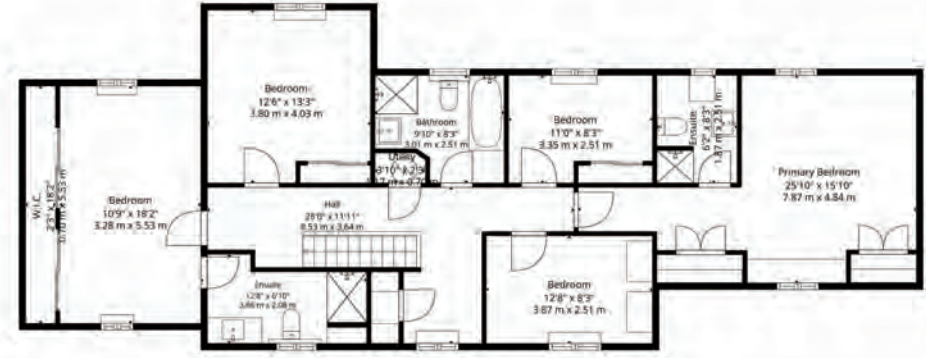








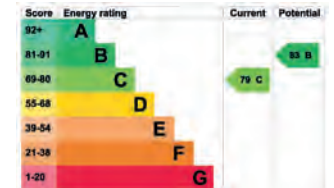
Ground Floor



First Floor

Total Approximate Area: 212m² | 2279 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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