



THE GABLES

TENBURY ROAD | CLOWS TOP | DY14 9HF





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Kidderminster 9 miles | Bewdley 5.5 miles | Ludlow 18.5 miles | Tenbury Wells 9 miles |
(all mileages are approximate)

AN IMPRESSIVE AND INDIVIDUAL DETACHED RESIDENCE OFFERING
ELEGANTLY APPOINTED AND VERSATILE ACCOMMODATION, SET
WITHIN BEAUTIFULLY LANDSCAPED GARDENS

An Exceptional and Individually Designed Detached Residence
Four Generously Proportioned Bedrooms and Three Bath/Shower Rooms
Four Elegant Reception Rooms Offering Refined and Versatile Living Spaces
Superb Kitchen/Breakfast Room Enjoying Delightful Garden Views
Beautifully Landscaped Gardens with Extensive Outdoor Entertaining Terraces



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Gables is an exceptional and individually designed detached residence, offering beautifully appointed and generously proportioned accommodation within the desirable rural village of Clows Top.

Thoughtfully arranged to provide an elegant yet comfortable lifestyle, the property combines traditional character with sophisticated living spaces, comprising four impressive reception rooms, a superb kitchen/breakfast room, four bedrooms and three bath/shower rooms. Outside, beautifully landscaped gardens, expansive paved terraces and established planting create a delightful setting for alfresco entertaining and relaxation. A substantial integral garage and additional outbuilding further complement the property's considerable appeal. Combining elegant accommodation, beautifully maintained grounds and an idyllic countryside setting, The Gables presents a wonderful opportunity to acquire a distinctive and highly desirable family residence.

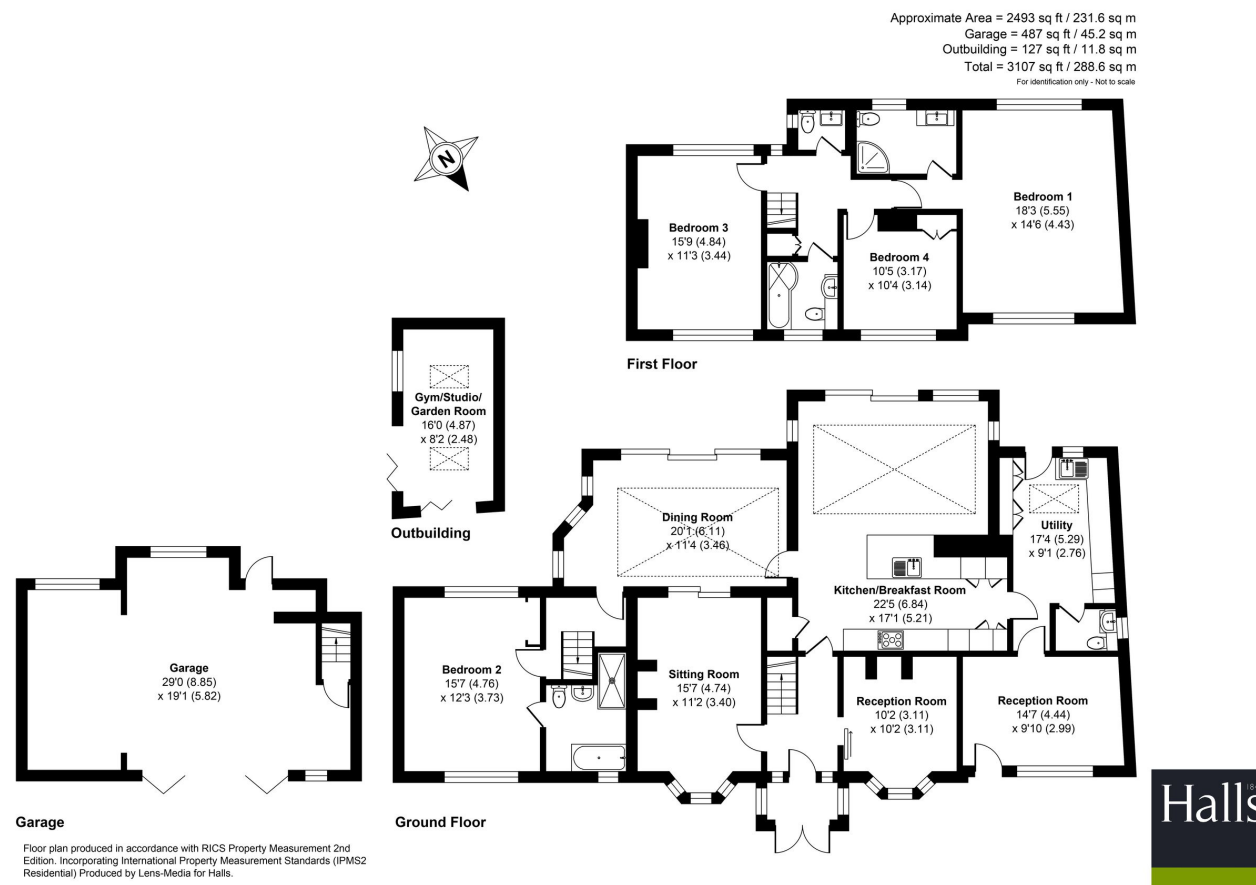
SITUATION

The Gables occupies a delightful position within the rural village of Clows Top, surrounded by attractive Worcestershire countryside. The nearby towns of Cleobury Mortimer, Bewdley and Stourport-on-Severn provide a range of everyday amenities, independent shops, cafés and schooling facilities.

The larger centres of Kidderminster and Worcester offer more extensive shopping, leisure and educational opportunities, whilst the surrounding countryside and nearby Wyre Forest provide excellent opportunities for walking and outdoor pursuits. The location combines peaceful rural living with convenient access to surrounding towns and the wider road network.

PROPERTY

The Gables offers an impressive arrangement of spacious and versatile accommodation, thoughtfully designed to provide an elegant yet comfortable environment for modern family living.



The ground floor comprises four well-proportioned reception rooms, providing an excellent balance between formal entertaining and relaxed everyday living. The ground floor reception which could double as bedroom 5. Attractive fireplaces form focal points within the principal rooms, whilst generous windows allow natural light to flow throughout. The spacious kitchen/breakfast room forms the heart of the home, offering an inviting setting for informal dining and entertaining. A garden-facing reception room,

enhanced by extensive glazing and rooflights, enjoys a seamless connection with the outdoors, with doors opening directly onto the terrace.

The bedroom accommodation extends across two floors, comprising four generously proportioned bedrooms, including a versatile ground-floor suite ideally suited to guests or multigenerational living. Three well-appointed bath/shower rooms complete the accommodation.



GARDENS

The Gables is complemented by established and thoughtfully landscaped gardens, providing an attractive setting that enhances the character and individuality of the residence.

The principal gardens feature expansive lawns framed by mature trees, ornamental shrubs and established planting, creating a picturesque backdrop whilst affording a pleasant sense of privacy and seclusion.

Immediately adjoining the rear of the property, a substantial paved terrace provides an ideal setting for alfresco dining, outdoor entertaining and relaxation.

The terrace enjoys a natural connection with the garden-facing reception accommodation, allowing the interior and exterior spaces to be enjoyed together.

The grounds incorporate further landscaped areas and useful ancillary buildings, offering additional opportunities for leisure pursuits, hobbies or practical storage.

The property benefits from two separate driveways, providing extensive off-road parking for a substantial number of vehicles, together with a generous integral garage offering further parking and storage facilities. An additional outbuilding provides flexibility for a variety of uses.

SCHOOLING

The area is well served by a selection of educational facilities, including Bayton Church of England Primary School and Far Forest Lea Memorial Church of England Primary School. Secondary education is available at The Bewdley School, with further state and independent schooling opportunities throughout Kidderminster and the surrounding Worcestershire area.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity, private drainage and oil-fired central heating.

LOCAL AUTHORITY

Wyre Forest District Council Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - D

DIRECTIONS

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RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



