

Andrew Grant
PRESTIGE & COUNTRY



Churchill Downs
Stottesdon, DY14 8UQ



Churchill Downs

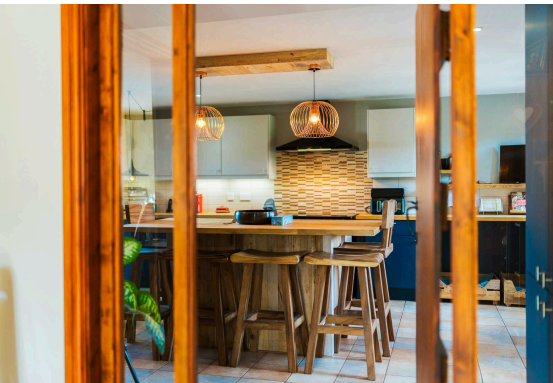
Address

6 Bedrooms 3 Bathrooms 4 Reception Rooms

“A remarkable country home with attached annexe, generous living spaces and private south facing gardens enjoying a peaceful countryside outlook...”

Scott Richardson Brown CEO

- Spacious six bedroom home with versatile living spaces and country views
- Impressive living room with wood burning stove and twin French doors to garden
- Stylish kitchen with island, range cooker and doors to the terrace
- Versatile annexe offering a kitchen, living room and bedroom, ideal for multi-generational living
- South facing wraparound garden with patio, seating areas, summerhouse and pergola
- Gravel driveway, single garage and ample off road parking
- Quiet rural village location near Kidderminster and Bridgnorth



3415 sq ft (317.2 sq m)



The kitchen and breakfast room

Serving as the heart of everyday life, the kitchen and breakfast room combines style and practicality. Shaker style cabinetry contrasts with timber worktops and a tiled splashback framing the range cooker. A central island provides breakfast bar seating beneath statement pendant lights, while windows and a stable door connect with the garden.





The living room

Designed for relaxation and entertaining, the living room provides generous proportions. A wood burning stove set on a brick hearth creates a warm focal point. Two sets of French doors open to the garden, complemented by recessed lighting and a built in corner cabinet.







The dining room

Ideal for family meals and entertaining, the dining room sits off the hall. It features a handsome timber floor and a window draws views of the frontage and pendant lights add character.



The ground floor study

Currently used as a space for working from home, the ground floor study offers a quiet retreat. Bespoke oak cabinetry runs along one wall, providing shelves, cupboards and an integrated desk. A window overlooks the front and the room has practical wood flooring.



The utility and cloakroom

A practical utility and cloakroom serves the ground floor. The cloakroom includes a modern basin set into a vanity unit and a toilet with mosaic tile detail. Adjacent space provides room for laundry appliances and storage with access to the driveway.



The entrance hall

On arrival, the entrance hall sets an inviting tone. Timber flooring flows through the hall and a carpeted staircase with wooden balustrade rises to the first floor. There is space for a console table and a doors leads through to the kitchen, dining room and living room.



The principal bedroom

The principal bedroom provides a generous retreat. French doors open onto a private balcony enjoying views across the garden and countryside. Fitted wardrobes and dressing units maximise storage and there is space for seating or a study area. From here there is also access to the en suite.





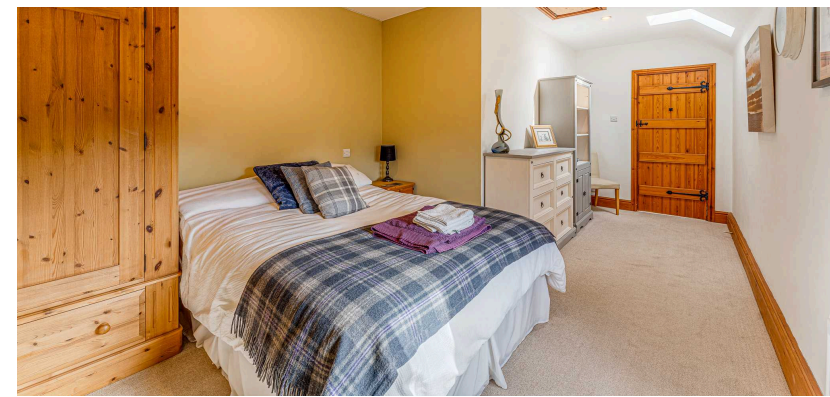
The principal en suite

Serving the principal bedroom, the en suite is finished to a high standard. A large walk in shower with rainfall head is complemented by sleek tiling. There is also a contemporary vanity with storage, a toilet and a window for ventilation.



The second bedroom

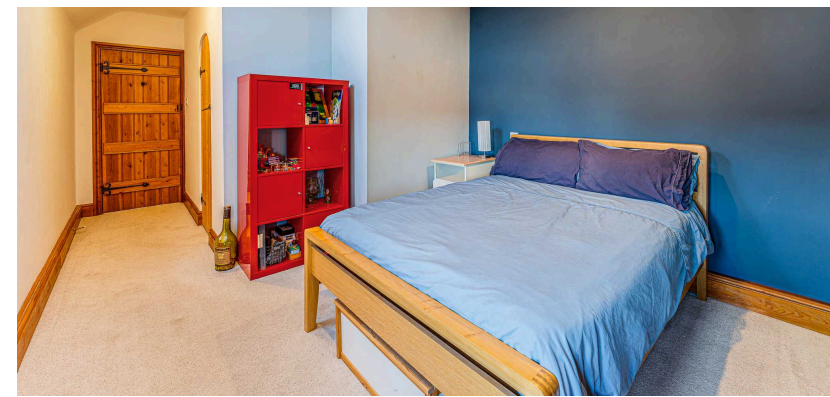
The second bedroom is a comfortable double room. It has a shaped ceiling and enjoys a window with a countryside aspect, along with a Velux window. There is space for freestanding wardrobes and additional bedroom furniture.





The third bedroom

A further well proportioned bedroom is currently arranged as a double. A striking deep blue accent wall adds interest and the room includes space for a chest of drawers and shelving, complimented by a large built-in wardrobe.





The fourth and fifth bedrooms

Two additional bedrooms offer flexibility for family life. The fourth bedroom is presently used as a cosy snug and includes a window overlooking the driveway. The fifth bedroom can be accessed from the first floor study or the secondary staircase, with sloping ceilings, Velux windows and fitted wardrobes, making it ideal for teenagers or guests.



The study

A second study sits tucked beneath the eaves. This tranquil space has a Velux roof window and bespoke shelving and desk units. It provides an ideal home office or homework room away from the main living areas, with an additional built-in cupboard for storage.



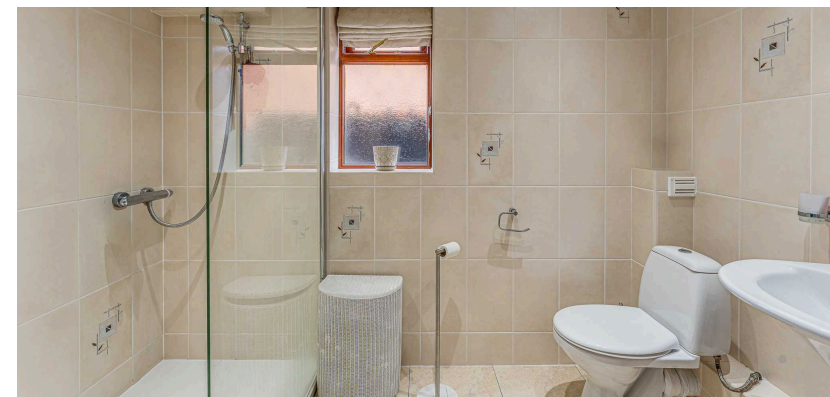
The family bathroom

The family bathroom caters to busy households. There is a bath and a separate walk in shower with rainfall head. Metro style tiling pairs with a wood effect floor, while a pedestal basin, WC and chrome towel rail complete the suite.



The annexe hallway and shower room

The self contained annexe has its own entrance hall. A timber staircase with under stair cupboard leads up from the hall, which opens to a fully tiled shower room. The shower room includes a generous shower enclosure, a basin and toilet.





The annexe kitchen and living room

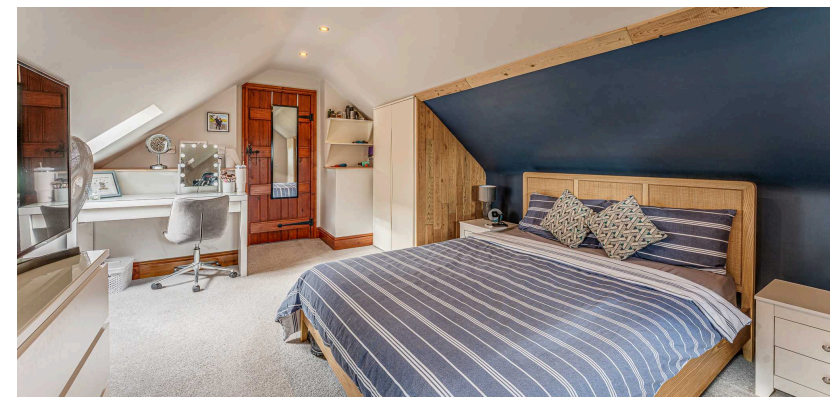
Within the annexe, a galley style kitchen opens to the living and dining room. Cream cabinets with wood effect worktops house a gas hob and oven, with additional space for appliances. Beyond, the living room has a brick fireplace with stove, space for a dining table and French doors to the garden.





The annexe bedroom

Situated above the annexe, the sixth bedroom spans the top floor. Characterful sloping ceilings incorporate Velux windows and a circular porthole window. There is a fitted wardrobe, desk area and ample space for a double bed and seating.





The garden

The south facing garden wraps around the house with level lawns framed by established borders and hedging. Stepping stones and gravel paths lead through the space to seating areas beneath mature trees.



A paved courtyard adjoins the house for outdoor dining, while a pergola and timber summerhouse provide further spots to relax. A gravelled terrace with a contemporary chiminea sits among fragrant planting and sheltered seating.





The driveway and parking

At the front, a sweeping gravel driveway offers extensive parking. There is a single garage with timber doors and a separate arched door to the annexe. The driveway is bordered by mature planting and provides easy access to the house and annexe entrances.



Location

The home lies in the rural village of Stottesdon, surrounded by rolling countryside and farmland. Local amenities include a pub, primary school, church and community hall, with further shopping and services available in nearby market towns such as Cleobury Mortimer and Bridgnorth. The area offers a network of footpaths and bridleways for walking and riding. Larger centres including Kidderminster, Ludlow and Worcester provide supermarkets, secondary schools, leisure facilities and rail connections. Road links connect to the wider Midlands, making the region accessible for commuting and day trips.

Services

The property benefits from mains electricity, water and drainage, with oil-fired central heating.

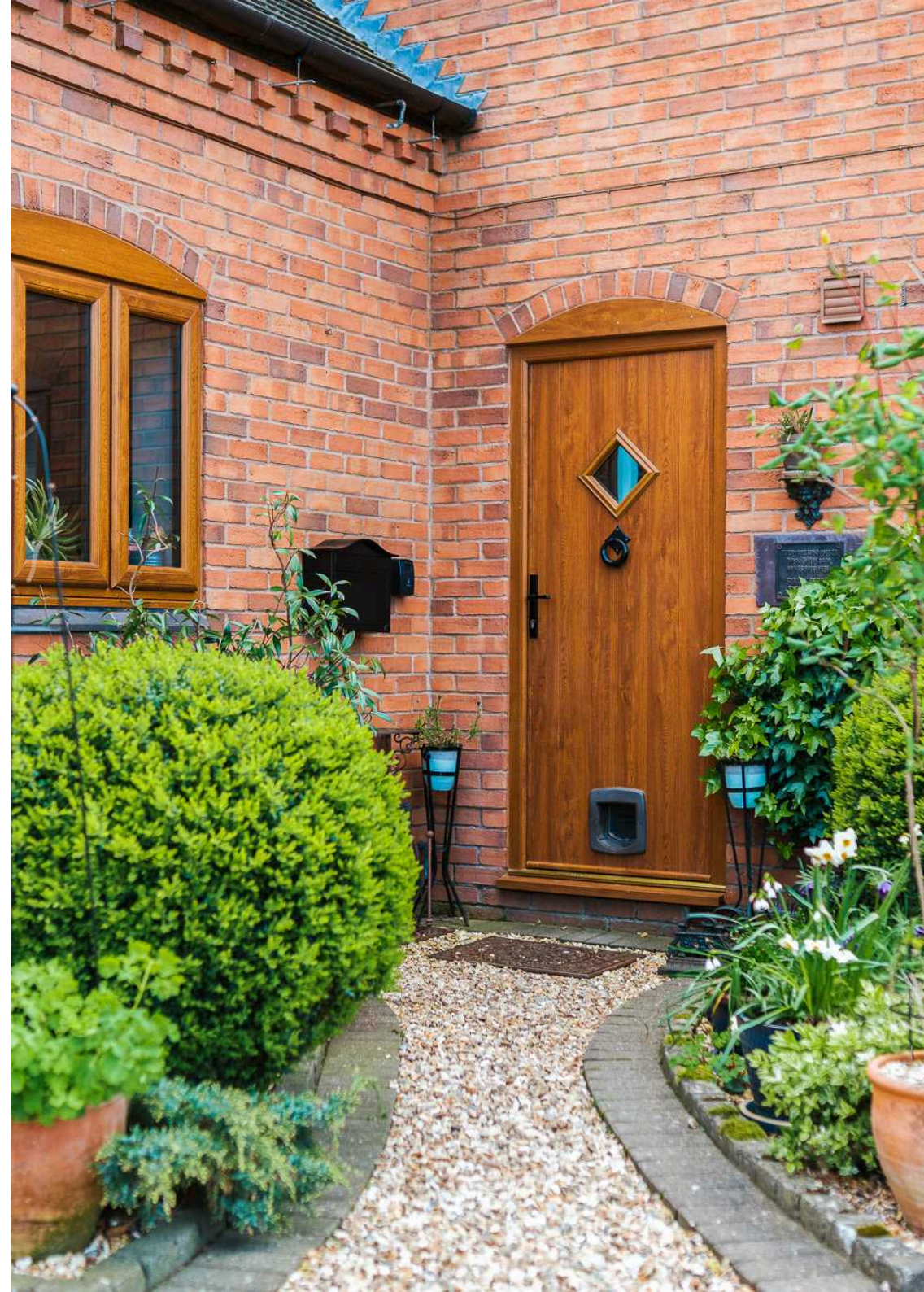
Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F





Churchill Downs, Kidderminster, DY14

Approximate Area = 3415 sq ft / 317.2 sq m

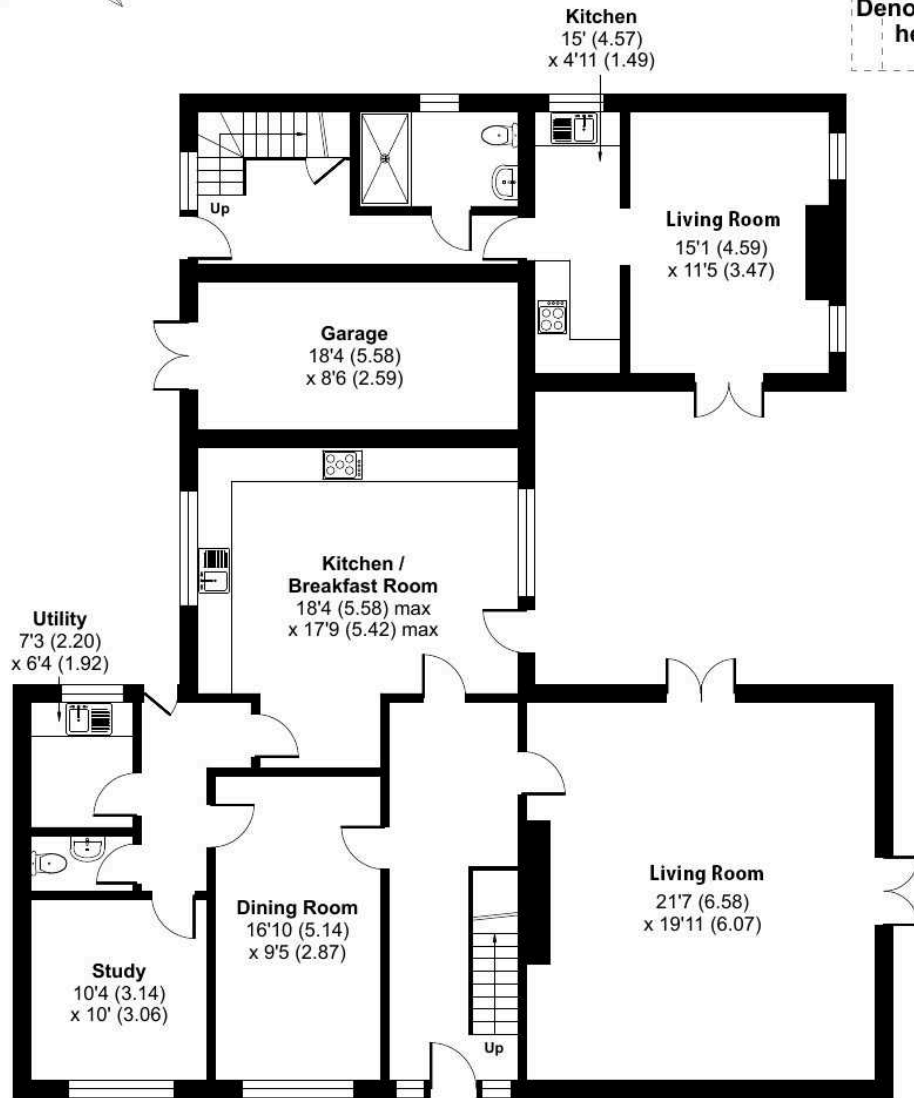
Limited Use Area(s) = 74 sq ft / 6.9 sq m

Garage = 156 sq ft / 14.5 sq m

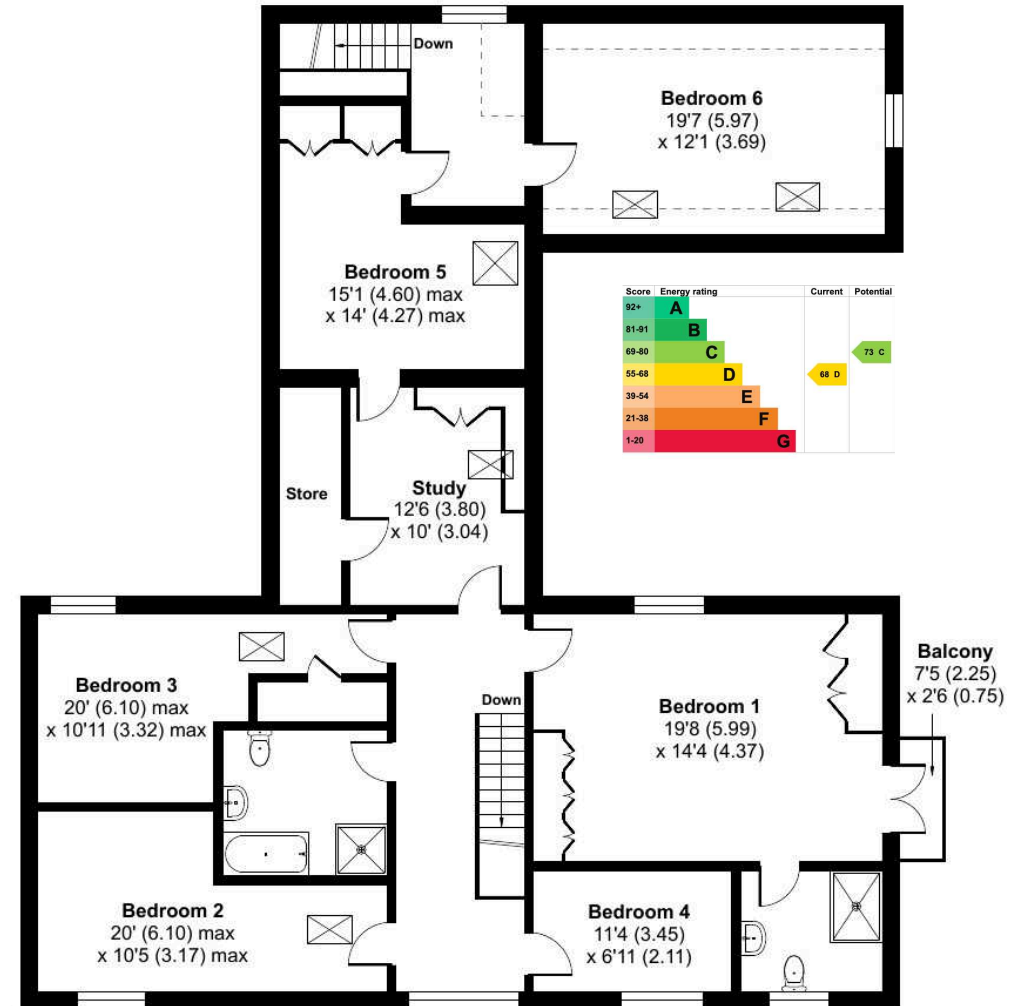
Total = 3645 sq ft / 338.6 sq m

For identification only - Not to scale

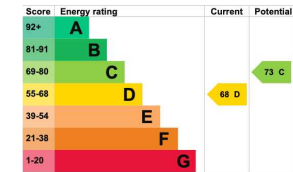
Denotes restricted head height



GROUND FLOOR 1 / 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Andrew Grant. REF: 1448280



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