

Andrew Grant
PRESTIGE & COUNTRY



9 Thicknall Rise

Hagley, DY9 0LQ



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5 Bedrooms 3 Bathrooms 3 Reception Rooms

"An exceptional detached family home combining refined contemporary design with expansive, beautifully appointed living spaces."

Scott Richardson-Brown CEO

- Substantial detached family home beautifully refurbished throughout
- Outstanding open plan kitchen with family area and island breakfast bar
- Elegant living room with stone fireplace and garden access
- Luxurious principal suite with dressing room and spa style en suite
- Landscaped gardens with extensive patio, pergola bar and lawns
- Gravel driveway and double garage providing parking for several cars
- Sought-after Hagley setting within easy reach of amenities and schooling



2905 sq ft (270 sq m)



The kitchen and utility

The heart of the home combines a sleek kitchen with ample space for everyday life, perfect for hosting and family cooking. A substantial island with breakfast bar anchors the room, surrounded by integrated double ovens, coffee machine and open shelving against a striking marble-effect splashback. Plinth lighting and porcelain flooring continue into the dining area and out to the garden room. A utility houses space for additional appliances, a sink and ample cabinetry and worktop space.







The garden room

Designed for relaxed living and entertaining, the garden room opens to the garden through full-width bi-fold doors. A wall mounted media centre with contemporary electric fire provides a natural focal point, while large picture windows frame views of the lawn and towering pines. Porcelain tiles run underfoot and inset ceiling speakers and lighting create a calm atmosphere. An open archway links effortlessly back to the kitchen and dining spaces.





The living room

This inviting room is ideal for more formal gatherings or quiet evenings by the fire. A carved stone surround with gas fire and recessed alcove forms an impressive centrepiece, flanked by arched niches. A generous window with shutters draws in daylight at the front, complemented by engineered timber flooring and column radiators. Glazed bi-fold doors at the far end slide onto the terrace, extending the space outdoors.





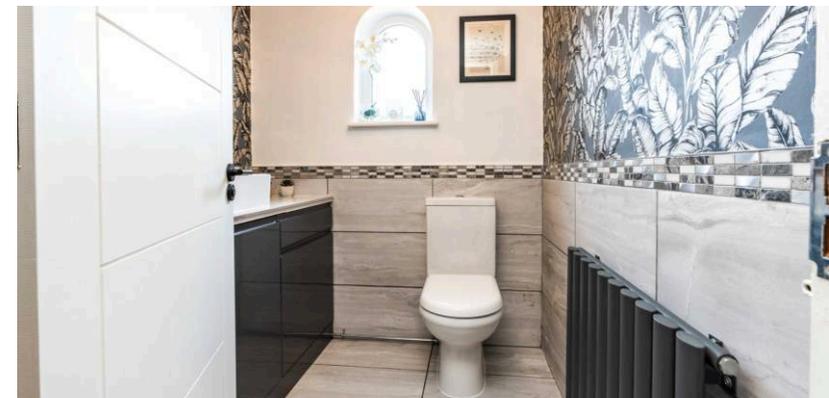
The dining room

A dedicated dining room ensures celebrations can be enjoyed in style. The broad, curved bay window overlooks the garden and allows ample room for dining furniture. Large format floor tiles continue the contemporary theme, while double doors open into the living room. This room connects directly with the adjacent kitchen for ease of service.



The hallway and cloakroom

The entrance hall sets a refined tone, with oak flooring flowing past an exposed brick feature wall and a contemporary staircase with glass balustrade. A stylish pendant light hangs above the seating nook. Off the hall, the cloakroom continues the design narrative with half tiled walls and a mosaic border. A sleek vanity unit with a wide basin, arched feature window and radiator completes this useful space.





The principal bedroom suite

Occupying its own wing, the principal suite provides a peaceful sanctuary. Under vaulted ceilings punctuated by Velux windows, the generous sleeping area has space for a seating corner and dressing table. A media wall with inset television space and contemporary fire adds a touch of luxury, while oak flooring maintains the refined finish. A doorway leads through to a bespoke dressing room and the en suite beyond.



The principal en suite

Spa-like indulgence defines the principal en suite, where a freestanding bath sits against an exposed brick wall on patterned tiles. A large walk-in shower with rain head and green glazed tiles sits behind a glass screen. The WC sits next to a double vanity unit with twin basins, providing ample storage. The adjoining dressing room offers bespoke open wardrobes and drawers to keep clothing organised.





The second bedroom

This generous double bedroom is perfect for guests or family members. There is ample room for additional furniture and a broad window with shutters ensures the room feels bright and airy. The room also benefits from the convenience of an en suite shower room.



The second bedroom en suite

Serving the second bedroom, this contemporary shower room features a large walk-in enclosure with decorative mosaic accent tiles and a rainfall head. A wide vanity with countertop basin and WC complete the suite. Wall and floor tiles in neutral tones are complemented by a column towel radiator, creating a polished finish.



The third and fourth bedrooms

Two further bedrooms provide flexible accommodation for family, guests or working from home. The third bedroom enjoys dark wood flooring, built-in storage and wide window with shutters. The fourth bedroom benefits from twin windows overlooking the garden and space for a study area.





The fifth bedroom/study

Located on the ground floor, this versatile suite could be used as a guest room, home office or multi-generational living. Dual aspect windows and French doors open directly onto the garden, making it a light filled and private space. The generous floor area offers opportunity for many different furniture arrangements.



The family bathroom

The family bathroom is finished to the same high standard as the principal suite. A freestanding bath sits below a window framed by exposed brickwork, while a walk-in shower with green glazed tiles and rainfall head stands opposite. Patterned floor tiles, a vanity with vessel basin, WC and black fittings complete this characterful room.



The garden

The rear garden has been thoughtfully landscaped for outdoor living. An expansive paved terrace combines patterned and plain tiles and includes a covered pergola with fitted bar, perfect for alfresco dining. Beyond, a generous lawn sweeps around the house, dotted with majestic pine trees and edged by mature hedging and fencing for privacy. The garden room offers a focal point at the far end and pathways encircle the property for easy access.







The driveway and parking

To the front, a sweeping gravel drive provides parking for several vehicles and leads to a double garage with remote controlled door. An oak framed porch shelters the front door and the frontage is bordered by level lawns and clipped hedging, with mature trees behind creating an attractive backdrop.

Location

9 Thicknall Rise is set within Hagley, a highly regarded Worcestershire village known for its welcoming community and excellent day to day amenities. The centre offers a good range of shops, cafés and pubs, with wider facilities available in nearby towns. For families, the area is well served by both state and independent schooling options. Hagley also benefits from convenient transport links, including a local railway station and straightforward access to key road networks for commuting across the region. The surrounding countryside provides enjoyable walking routes and open green spaces, balancing village living with easy connections.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE 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



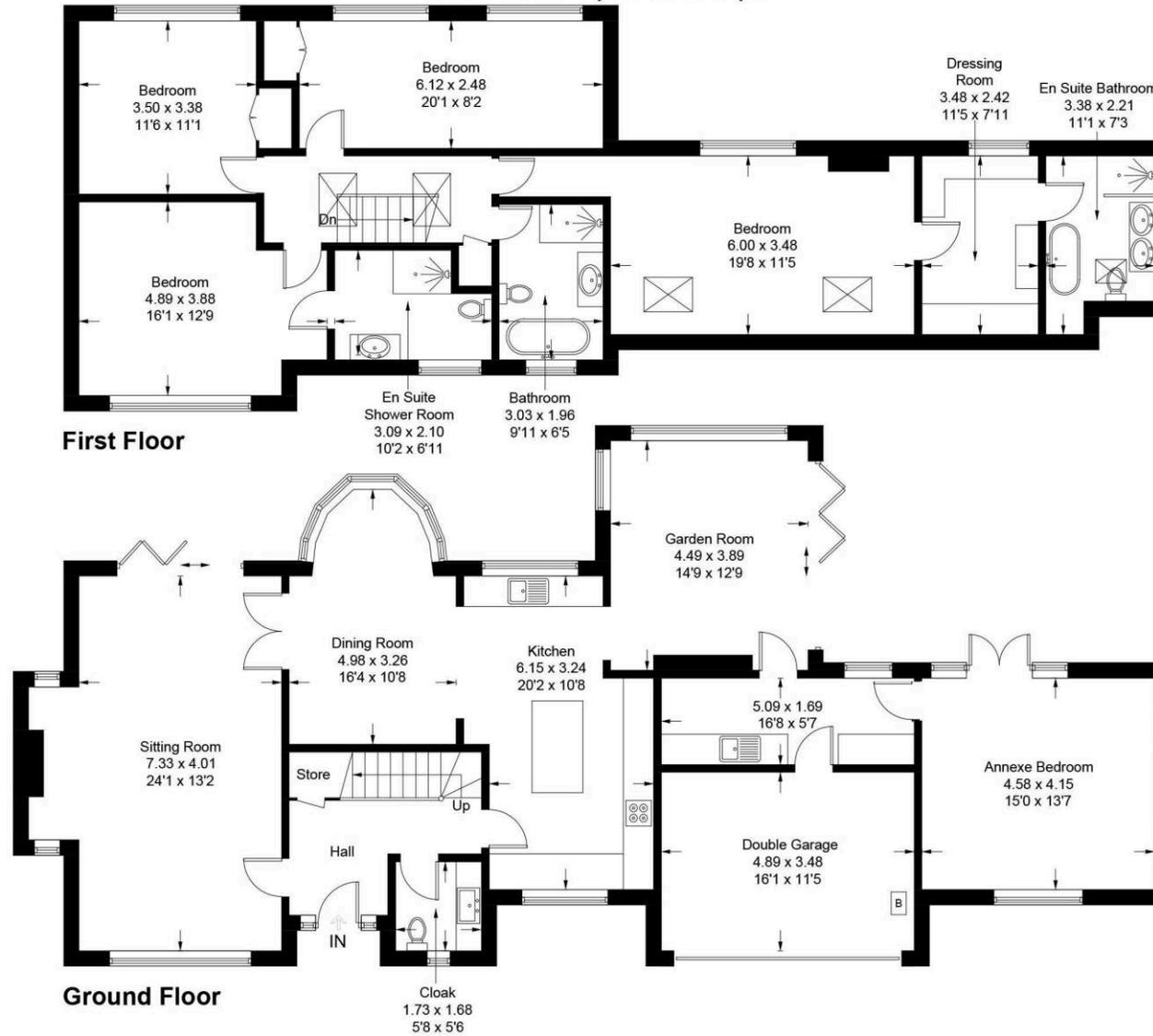
9, Thicknall Rise, Hagley

Approximate Gross Internal Area = 237.8 sq m / 2560 sq ft

(Including Double Garage)

Annexe Bedroom = 19.3 sq m / 208 sq ft

Total = 257.1 sq m / 2768 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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