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# Clent Hill Lodge

Hagley Park, Clent

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## Clent Hill Lodge, Hagley Park, Clent, DY9 9PA

A charming lodge, beautifully finished and in a unique location providing a perfect rural hideaway yet close to amenities and civilisation.

Originally dating from the Victorian era Clent Hill Lodge was extended and completely refurbished in 2011 to an exceptional standard retaining much of the original charm but adding a contemporary twist.

Accommodation comprises 3 bedrooms, master with en-suite and dressing room, house bathroom, sitting room, study, guest cloakroom and well equipped dining kitchen. There is a detached triple garage, delightful gardens and gated access.

The unique location sits between the glorious National Trust owned Clent Hills with its excellent views and the Country Park grounds of the Grade I Listed as is Hagley Hall Palladian mansion which is set in 350 acres. Close to the property is the Castle in Hagley Park originally built as a Folly.

The property is approached by a private track which is approximately 1 mile long to what is a truly secluded location. The only passing traffic are generally walkers.



It is a convenient location for the Towns of Stourbridge, Halesowen and Bromsgrove with the city of Birmingham approximately 11 miles away. Hagley village in close proximity offers a good range of shops, bars and restaurant together with highly regarded schooling including both primary and secondary schools together with its village railway station with foot bridge which was modelled by Hornby for its train sets. It is on the Worcester to Birmingham line and has connections to London via Snow Hill or New Street Stations.

As part of the refurbishment the ground floor accommodation benefits from electric underfloor heating, contemporary kitchen with island breakfast bar and American oak staircase. In more recent years the property has been further improved with new roof.

Accommodation comprises attractive open porch which leads to the kitchen area comprehensively fitted with high gloss units complimented by turquoise quartz work surfaces with inset one and a half bowl sink, there is an island breakfast bar, integrated appliances including washing machine, dishwasher, wine fridge, microwave, double oven and hob with cooker hood.

There is a cupboard for the fridge freezer and a log burner for cosy winter evenings. There is a double store with cupboard and cloaks.

The guest cloakroom features a wc and wash basin.

Leading from the dining area of the kitchen there is a study ideal for working from home with French doors to provide a breath of fresh air.







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The sitting room is a particularly snug room the focal point being an oak and cast iron fireplace and with side window and French doors to outside terrace.

The American oak staircase leads to a first floor landing flooded with light from a roof window in the vaulted ceiling. The landing gives access to 3 good sized bedrooms including the master bedroom which benefits from a dressing room and an en-suite shower room together with wc and wash basin.

Bedroom 2 has a bay window projection, built in wardrobe and part vaulted ceiling. The third bedroom currently accommodates a double bed even though it is the smallest bedroom.

The house bathroom is well appointed with bath having shower over, vanity wash basin, low level wc, oak flooring and electric towel rail.

Outside are attractive garden areas laid to lawn with well stocked beds, a feature pond and gravel driveway approach providing ample parking within the gated driveway area. The brick and tile triple garage is a real asset for storage or cars.

A blue brick patio area is a great space for outdoor entertaining and connects the inside to the outside.







The location is a true delight and is harmonious with the changing seasons whether that is bluebells in the Spring or enjoying the wild life including deer which can be found roaming freely.

Services the property is connected to mains electricity, private water supply and private drainage.

Directions from Hagley proceed from the traffic lights with Stourbridge Road up Hagley Hill towards Hagley Obelisk and at the traffic roundabout with Wassell Grove, take the third exit and proceed through the gated access although this is generally locked and you will need access via the vendor. Follow the private track for about 1 mile until you reach Clent Hill Lodge. Alternatively the property can be approached from Hagley Park Visitor centre new entrance that has been created by driving through the car park during opening hours only and turning left on to the private track which gives access to the property.

For ease of reference the location using what three words is luck.shades.unique

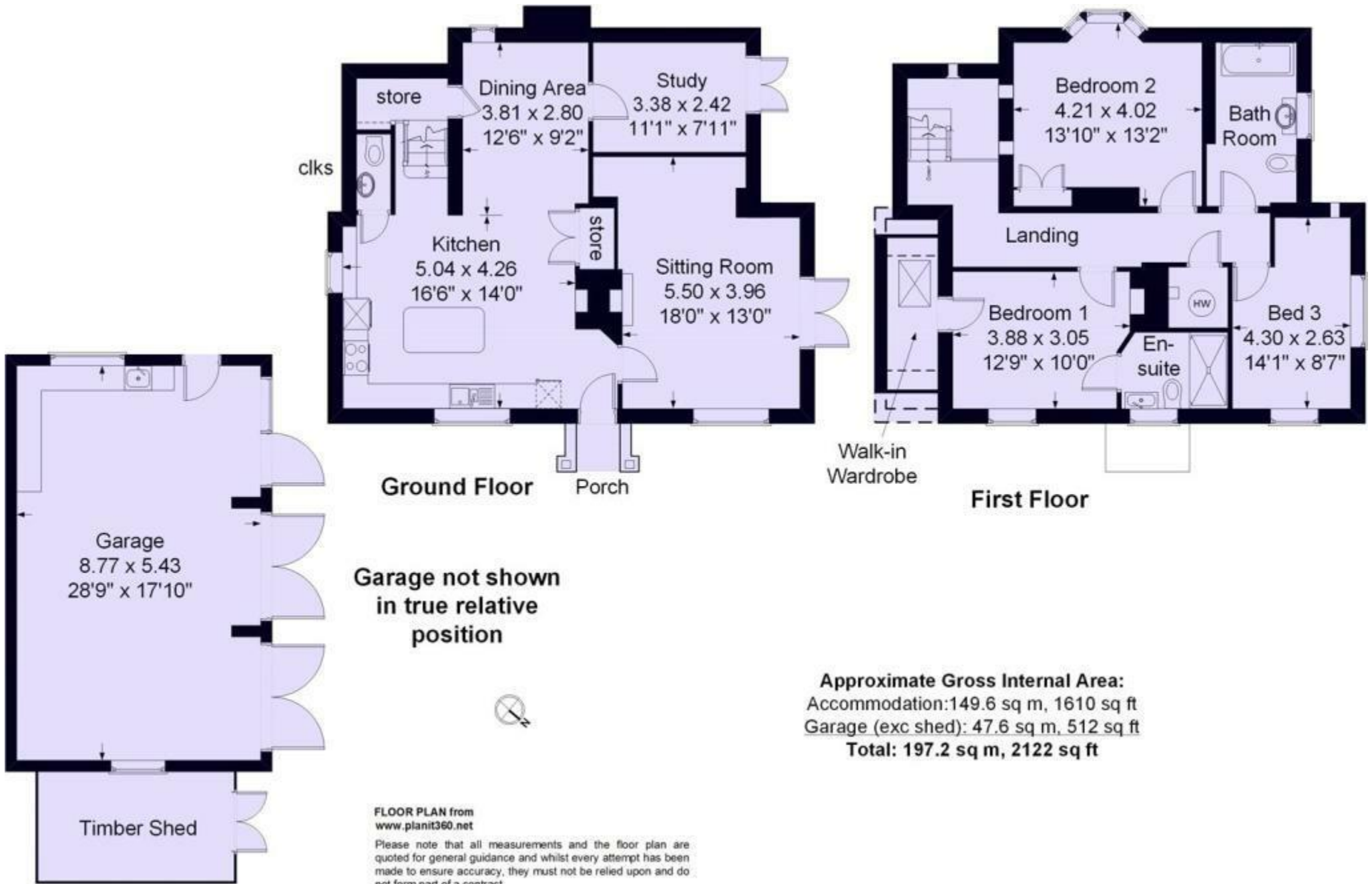
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# FLOOR PLANS





Tenure – Freehold  
 EPC – E  
 Council Tax Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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