



Forest View Villa

Kidderminster, DY14 9XW

Andrew Grant

Forest View Villa

Rock, Kidderminster, DY14 9XW

3 Bedrooms 2 Bathrooms 3 Reception Rooms

A characterful home with historic roots, generous living space, stylish kitchen extension and a garden near the Wyre Forest

- A charming period home blending historic character with modern improvements
- Generous kitchen/dining room with central island and French doors onto the terrace
- Beautiful mature garden with lawns, pond and patio
- Gravel driveway leading to a detached garage provides off-road parking
- Opposite the Wyre Forest with village amenities and larger towns within easy reach

Forest View Villa is a much-loved home, parts of which are reputed to be over two centuries old. Inside, period features sit comfortably alongside contemporary additions to create versatile living spaces. A generous kitchen/dining room opens to the garden, complemented by cosy reception rooms and a separate study. Three bedrooms include a main suite with its own shower room. Outside, the mature garden offers lawns, pond and useful garden shed, while a gravel driveway and detached garage provide ample parking.

1994 sq ft (185.3 sq m)





The kitchen and breakfast room

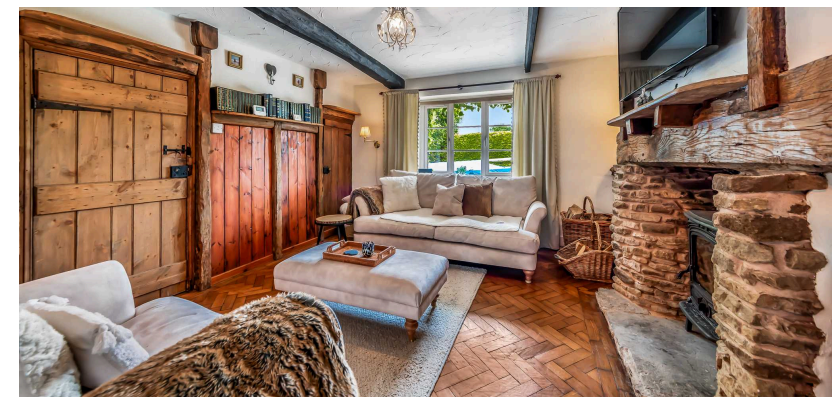
Ideal for sociable meals, the kitchen and breakfast area form the heart of the home. A central island with integrated drawers faces a long run of fitted cabinets housing a hob and double ovens. Character comes from the exposed stone wall and painted beams, while French doors open onto a stone terrace for seamless indoor-outdoor dining.





The living room

Perfect for unwinding, the living room exudes cosy character. The focal point is an impressive inglenook fireplace with wood-burning stove set beneath a thick oak mantel and flanked by a log store and stone chimney breast. Original latch doors add to the charm, while a built-in cupboard beneath the stairs provides practical storage. A wide cottage window frames views over the front garden.





The dining room

Gatherings of family and friends are easily hosted in the dining room. A beamed plank ceiling and timber wainscoting create an intimate atmosphere around the cast-iron fireplace, which sits within a carved timber surround. Deep cottage windows bring in views to the front and an original timber door reinforces the sense of history while connecting to the rest of the home.





The study

For home working or quiet reading, the study offers a calming space. A brick fireplace with cast-iron insert provides a period focal point, while exposed ceiling beams and tongue-and-groove panelling give a warm, traditional feel. Dual-aspect windows allow natural light to fill the room and provide pleasant outlooks, and the study sits conveniently near the main living areas.



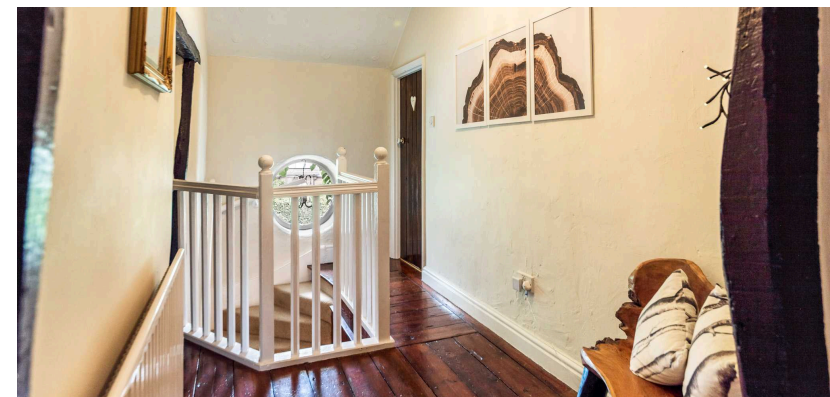
The cloakroom and utility

Cleverly combining utility and cloakroom functions, this useful room is fitted with cabinetry and work surface space. A contemporary countertop basin sits atop a cabinet next to a concealed cistern WC and there is plumbing for a washing machine beneath the counter. A frosted window ensures privacy and natural light.



The landing

The first-floor galleried landing provides an attractive focal point, combining painted balustrades, exposed timbers and polished floorboards. Generous proportions create a light and welcoming space that connects the three bedrooms and family bathroom while enhancing the property's character and sense of history.





The primary bedroom and en suite

The primary bedroom provides a private retreat at the end of the day. A decorative fireplace with timber surround and panelled wardrobes reinforce the period feel, while a sloping ceiling with exposed timber hints at the property's age. Adjoining the bedroom, the stylish en suite is finished in natural stone tiles and features a fully tiled walk-in shower, wall-mounted basin, concealed cistern WC and heated towel rail, adding comfort and convenience to the space.



The second bedroom

This second bedroom is generous enough for a king-sized bed with ample additional space, and benefits from a full wall of fitted wardrobes and drawers, providing generous storage. Twin cottage windows overlook the garden and flank a decorative fireplace that adds a traditional touch. The room features a slightly sloping ceiling, emphasising the home's character.



The third bedroom

The third bedroom has all the charm of the home's heritage. Exposed timber braces accent the sloping ceiling and a decorative fireplace with wooden surround adds a cosy focal point. A deep-sill window looks over the front and a dark timber door leads back to the landing.





The bathroom

Serving the remaining bedrooms, the family bathroom is fitted with a panelled bath and matching vanity unit with basin, WC and storage. A separate walk-in shower enclosure with curved glass screen sits at one end, while a built-in cupboard provides useful linen storage. Tiled walls and flooring give a cohesive finish.



The garden

The garden is an idyllic oasis with a choice of entertaining areas. Immediately outside the kitchen, a stone-paved terrace edged by a low stone wall offers space for dining, with steps leading up to a lawn framed by colourful borders and mature trees. Toward the far end are raised planters, a rope swing and a timber shed. A pond with waterfall nestles in a leafy corner, and dense hedging encloses the space for privacy.





The driveway and parking

Approached along a wide gravel drive flanked by tall hedging, the home enjoys extensive off-road parking. A timber-framed porch with stone piers shelters the front door and climbing plants soften the façade. The drive continues to a detached brick garage with double doors, providing secure parking or storage and there is space for multiple vehicles in front of the home.





Location

Rock lies in the heart of the Worcestershire countryside and offers a relaxed rural lifestyle. The home sits opposite the Wyre Forest, providing immediate access to woodland walks and cycling trails. Everyday amenities, schooling and a village inn can be found locally, while the nearby riverside towns of Bewdley and Kidderminster provide a wider selection of shops, cafés and services. Road links connect to the A456, giving straightforward access to the wider region and larger road networks.

Services

Services are TBC.

Broadband Speed: Superfast broadband available. Download speeds up to 63 Mbps and upload speeds up to 12 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, O2, EE and Vodafone (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 D.



Forest View Villa, Rock

Approximate Gross Internal Area

Cellar = 17.0 sq m / 183 sq ft

Ground Floor = 84.3 sq m / 907 sq ft

First Floor = 66.4 sq m / 715 sq ft

Garage = 17.6 sq m / 189 sq ft

Total = 185.3 sq m / 1994 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	79 C
39-54	E		
21-38	F		
1-20	G		

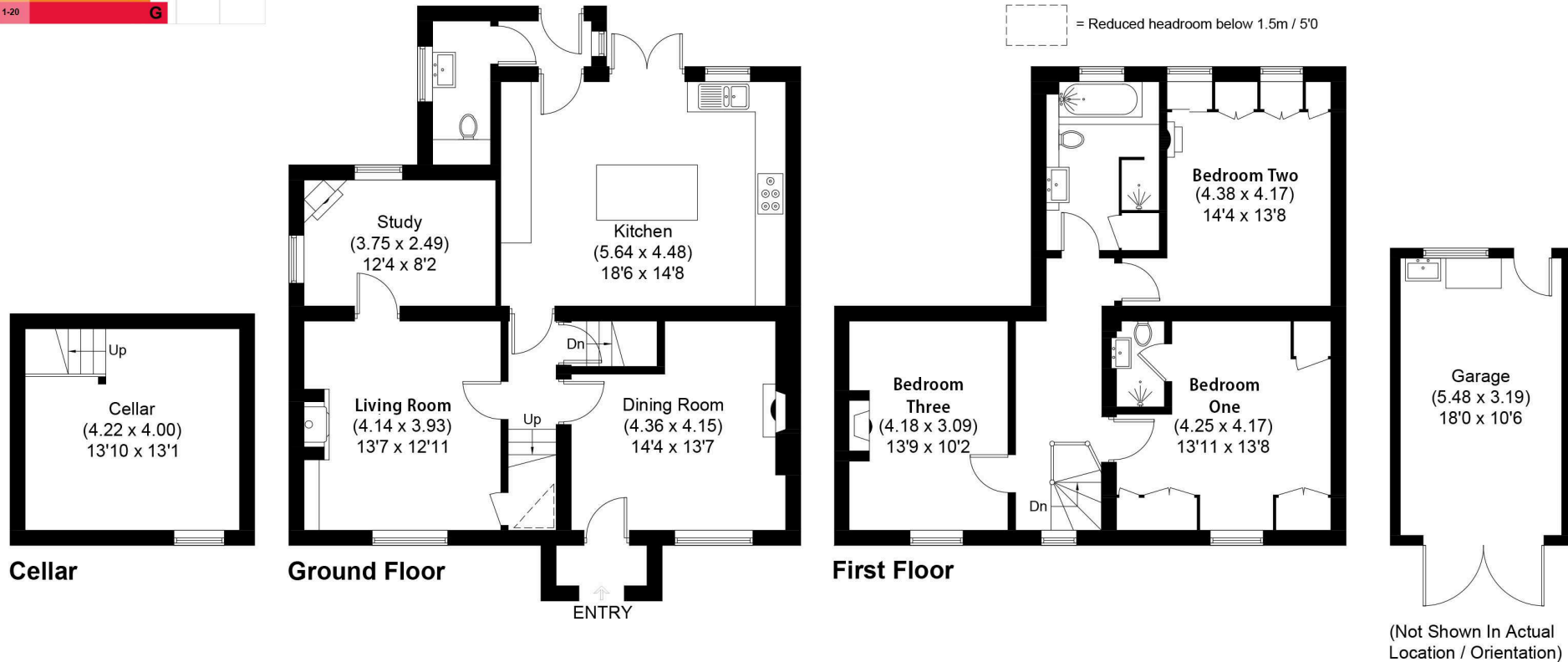


Illustration for identification purposes only, measurements are approximate, not to scale.



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