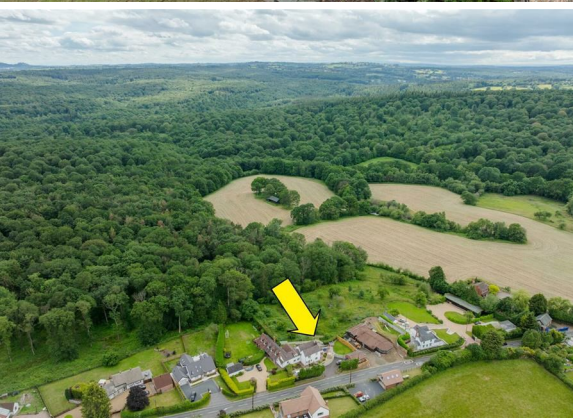




Stone House
Button Oak, Kinlet,
Bewdley, DY12 3AG

Offers In The Region Of
£750,000



WALTON
&
HIPKISS

Stone House Button

Oak

Kinlet

Bewdley

DY12 3AG



Reception Hall

The reception hall welcomes you with its wood and glass door, leading to a bright landing above. It features a staircase with wooden banister and flooring, creating a warm and inviting entrance to the home.

Open Plan Living Space

39'03" x 23'11" (max)

This spacious open plan living space combines comfort and style. The room benefits beautiful period fireplace with wood burning stove and having light neutral walls and flooring, creating a bright and welcoming atmosphere.

Dining Room

13'03" x 11'03" (max)

The dining room offers a charming space for meals, with traditional beamed ceiling that adds character. The room is carpeted and leads directly to the kitchen area, perfect for family dining or entertaining guests.

Island Kitchen

20'03" x 12'07" (max)

The island kitchen is bright and thoughtfully designed with a central island providing extra workspace and seating. It features a mix of cabinetry with dark granite worktops, integrated appliances including a large range cooker, and flooring that complements exposed wooden ceiling beams. The kitchen opens to a breakfast bar by

the window and the snug/utility area, with a skylight bringing in additional natural light.

Cloakroom

The cloakroom adjacent to the reception hall is tiled with a simple white suite, featuring a wash basin and WC, with a window providing natural light and ventilation.

Principal Bedroom

11'11" x 11'09" (max)

The principal bedroom is a charming room with a soft carpet underfoot and a window overlooking the surroundings. It features plush furnishings and exposed ceiling beams adding character, as well as a door leading to a generous en-suite bathroom and dressing area.

En-Suite Bathroom and Dressing Area

12'02" x 11'05" (max)

The en-suite bathroom and dressing area offers a spacious and serene retreat with a freestanding bath, ample built-in storage cupboards, and wooden flooring. The combination of white and wood tones enhance the bright, airy feel of this space.

Bedroom 2

12'06" x 11'10" (max)

Bedroom 2 is a well-proportioned room with a bright and airy feel, featuring twin windows with plantation shutters and built-in wardrobes and



drawers providing ample storage. The neutral decor and soft carpeting create a restful atmosphere.

Bedroom 3

12'06" x 11'08" (max)

Bedroom 3 enjoys plenty of natural light from its large window and offers a generous space with soft carpeting and neutral decor, designed for comfort and rest.

Bedroom 4

11'07" x 9'01" (max)

Bedroom 4 is a cosy room with twin windows and a comfortable carpeted floor. The room's neutral colours and minimal furnishings create a peaceful environment.

Family Bathroom / Shower Room

9'00" x 8'04" (max)

The family bathroom and shower room includes a bath, separate shower, twin sinks, and WC, finished with a neutral palette that complements the rest of the home.

Landing

The landing on the first floor provides access to all the bedrooms and bathrooms. It has a carpeted floor and neutral walls, creating a calm transition space between rooms.





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Home Office / Gymnasium

21'04" x 18'07" (max)

A versatile outbuilding could be styled as a home office but currently a gymnasium which offers a large, light-filled space with double sliding doors opening to the garden. This room features neutral walls and practical flooring, ideal for work or exercise.

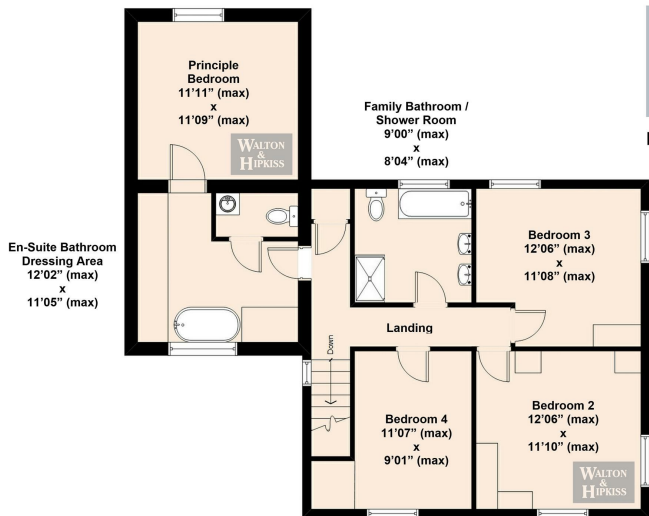
Rear Garden

The rear garden is well-maintained and spacious with a neatly trimmed lawn bordered by flower beds and shrubs. It has a paved patio area ideal for outdoor seating and dining, with views over surrounding woodland providing a peaceful backdrop. A gravel area offers additional outdoor space, and the garden is fully enclosed for privacy and security.

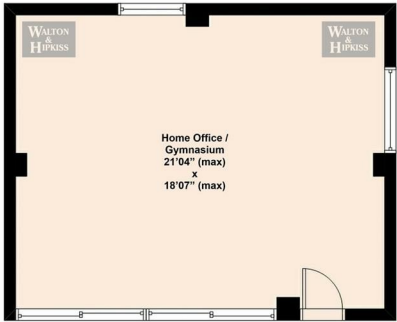
Front Exterior

The front exterior reveals a charming home with a white rendered facade and traditional sash windows. The entrance is accessed via a charming pathway bordered by mature shrubs and flowers, set within an established plot blending privacy with curb appeal.

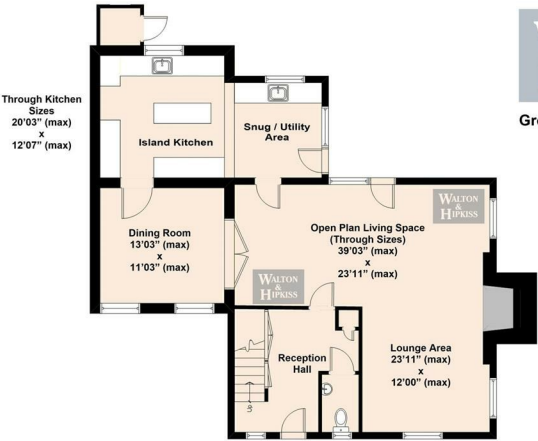




First Floor



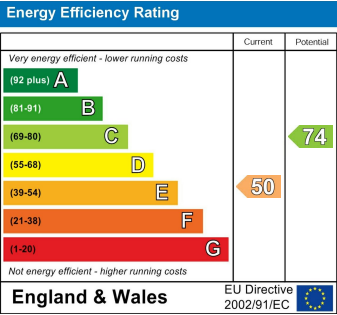
Out Buildings



Ground Floor

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

EPC Rating: E
Council Tax Band: G



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