



LEEWOOD HOUSE

CLOWS TOP | KIDDERMINSTER | DY14 9NY





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Kidderminster 9.5 miles | Bewdley 5.7 miles | Tenbury Wells 9.1 miles | Worcester 16.8 miles | Droitwich 15.8 miles
(all mileages are approximate)

A SUBSTANTIAL AND BEAUTIFULLY APPOINTED FIVE-BEDROOM
COUNTRY RESIDENCE OCCUPYING AN IDYLIC RURAL SETTING

Exceptional five-bedroom detached country residence
Approximately 3,256 sq ft including garage and outbuildings
Five versatile reception rooms including bar and snug
Mature gardens with pond, paddock and chicken run
Detached garage, summer house, useful outbuildings and extensive private parking



Kidderminster Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

An impressive detached country residence offering over 2,919 square feet of versatile accommodation, sitting in approx. 0.90 acres, perfectly balancing character, generous proportions and modern family living. Enjoying a delightful rural position surrounded by open countryside, the property enjoys an excellent level of privacy whilst remaining conveniently accessible to the nearby villages and market towns.

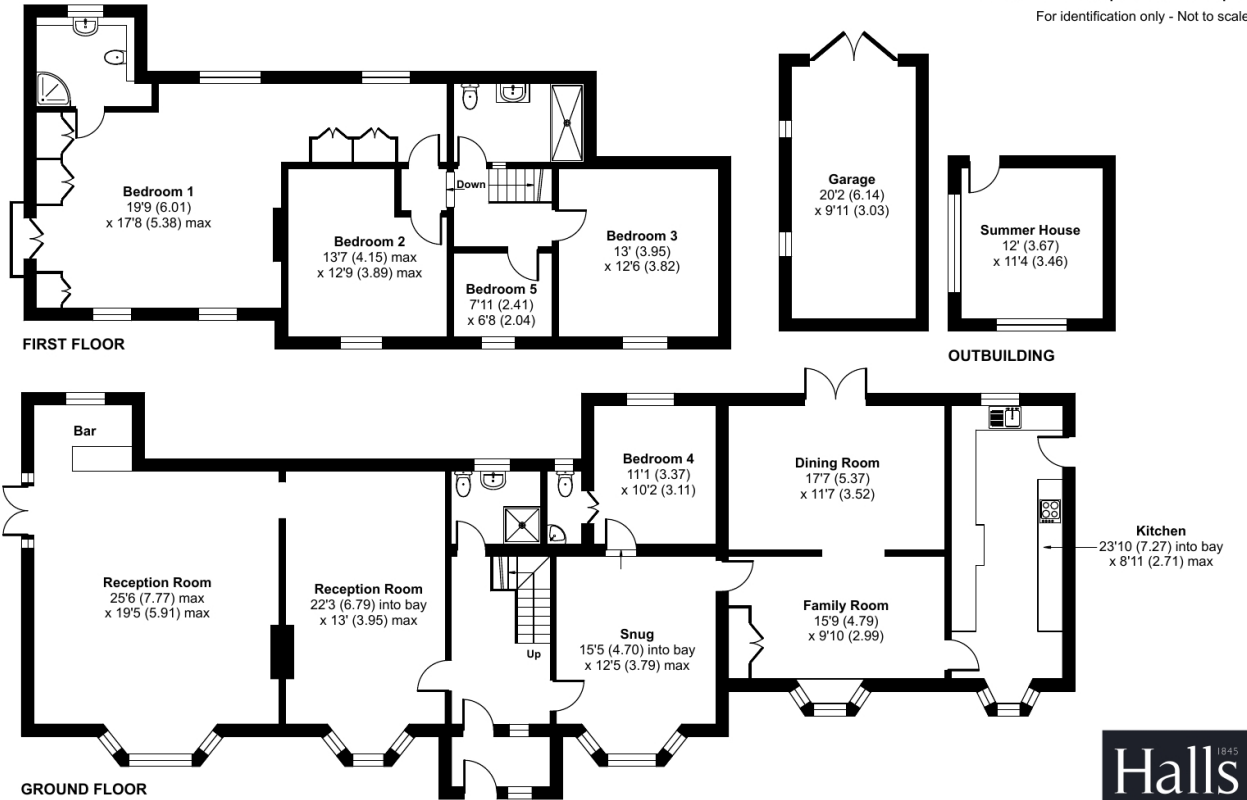
Beautifully maintained throughout, the property provides five bedrooms, three bath/shower rooms and an exceptional range of reception accommodation, making it equally suited to growing families, multi-generational living or those seeking a home with excellent entertaining space. Outside, mature gardens are complemented by a paddock, substantial garage, useful outbuildings and ample parking, creating a superb lifestyle opportunity in an attractive rural setting.

PROPERTY

The accommodation is entered through a welcoming entrance hall which immediately reflects the generous proportions found throughout the home.

At the heart of the property are five substantial reception rooms, each offering flexibility for modern family life. The magnificent principal living room is undoubtedly one of the standout features of the home, combining impressive proportions with an abundance of natural light, a striking feature fireplace forms an attractive focal point, whilst exposed timbers add warmth and character. Large windows frame delightful views across the gardens, creating an elegant yet welcoming space. A separate sitting room provides an ideal space for quieter evenings or formal entertaining, whilst an adjoining bar area creates an excellent social space for hosting family and friends.

The snug offers a cosy everyday living area and links naturally with the family room, which in turn opens into the spacious kitchen. Fitted with an extensive range of



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1494771



quality cabinetry, generous worktop space and underfloor heating. A separate dining room provides an elegant setting for larger gatherings and special occasions.

The ground floor also benefits from an additional double bedroom with an adjoining WC and wash hand basin, a shower room is located off the hall, offering excellent potential for multi-generational living, guest accommodation or a home office depending on individual requirements.

To the first floor are four further generously proportioned bedrooms, including an impressive principal bedroom over 350 sq ft with en-suite facilities. The remaining bedrooms are served by a shower room, providing comfortable accommodation for larger families.

Spacious and versatile throughout, the property is perfectly suited for both family life and entertaining on a grand scale.



OUTSIDE

The grounds are undoubtedly one of Leewood House's most impressive features, providing an outstanding setting that complements the house perfectly. Mature gardens surround the property, with extensive lawns interspersed by established trees, shrubs and colourful planting creating an attractive and private environment throughout the seasons. Various seating areas allow the gardens to be enjoyed from different aspects whilst taking full advantage of the surrounding countryside. A detached timber outbuilding has been thoughtfully adapted to accommodate a hot tub, providing a private and sheltered space for relaxation.

Beyond the formal gardens lies a useful paddock approx. 0.49 acres situated opposite the property, offering excellent scope for those with equestrian interests, smallholding aspirations or simply those wishing to enjoy additional outdoor space. A large pond further enhances the setting and encourages an abundance of wildlife, whilst the chicken run and housing add to the property's appealing lifestyle credentials.

A substantial detached garage with double doors provides secure parking together with excellent workshop and storage space. The additional summer house and outbuildings offer further versatility and could be utilised for hobbies, a home office or recreational purposes, subject to any necessary consents. Extensive driveway parking comfortably accommodates numerous vehicles.

SCHOOLING

The property is well placed for a number of highly regarded schools within the surrounding area. Primary education is available in nearby Bayton and Cleobury Mortimer, whilst secondary schooling is provided in Cleobury Mortimer, Bewdley and Kidderminster. Independent schooling is also readily accessible, including Heathfield Knoll School, Winterfold House School and Lucton School, making the property an excellent choice for families.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity, gas, private drainage and oil fired central heating.

LOCAL AUTHORITY

Malvern Hills, The Council House, Avenue Road, Malvern WR14 3AF

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - F

DIRECTIONS

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RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



