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Hedgerow House, Button Bridge, Kinlet, DY12 3AN

Guide Price £1,150,000

Hedgerow House

Grove Properties are pleased to present this beautiful architecturally designed detached home situated on a half acre wraparound plot in Button Bridge, immediately adjacent to significant woodland.

With five generously sized bedrooms, this 2022 built property is ideal for families seeking a tranquil retreat while still being close to local amenities. The house boasts three inviting reception rooms, providing ample space for relaxation and entertaining guests. The kitchen living space is the real heart of the home, with space for both living and dining along with French doors out to the gardens and patios to enjoy the warmer months. The main bedroom benefits from a dressing area and ensuite shower room, along with balcony to the rear and further Juliet balcony to take advantage of the far reaching views of the local countryside uninterrupted to Clee Hill and beyond.

The property has been thoughtfully designed and wired for sound and vision, with an air-source heatpump, underfloor heating throughout, solid oak internal doors throughout, Scandinavian eco wooden windows finished in aluminium cladding, brick feature walls in keeping with the exterior, handmade Dutch clay bricks and clay roof tiles and an impressive feature bespoke solid oak and glass staircase leading to the first floor.

There is extensive parking behind an electric gated driveway offering space for up to eight cars and the garage holding another two. The space above the garage allows for potential buyers to adapt to their own needs- whether that be a home office, gym or games room.

The surrounding area is picturesque, offering a peaceful lifestyle while being just a short drive from the vibrant town of Bewdley, known for its rich history and beautiful riverside walks.

Don't miss the chance to make this delightful house your new home.







Approach

Approached via electric gates through to the large gravel driveway. To the front of the property is a bespoke oak framed porch with door through to the entry hall.

Entry Hall

With oversized porcelain tiles to floor with underfloor heating, exposed handmade clay brick feature to wall and oak staircase to the first floor landing. The oak staircase to the first floor is bespoke to the property along with the glass aluminium crittall double doors through into the what is currently set up as a music room. There is a storage cupboard to the left of the stairs with a further cupboard giving access to the comms data CCTV room. Doors leads to:

Living Room 16'0" max 9'6" min x 15'5" max 11'9" min (4.9 max 2.9 min x 4.7 max 3.6 min)

With two double glazing windows and French doors to side, underfloor heating and feature fireplace with brick surround, oak beam mantle and multifuel stove.

Snug 11'9" x 9'6" (3.6 x 2.9)

With glass double doors to side and oversized porcelain tiling to floor with underfloor heating.

W.C.

With obscured double glazing window to side, oversized porcelain tiling to floor with underfloor heating and further tiling to splashback. There is a fitted vanity sink with storage and low level wall hung w.c.. This space has the potential to be a wet room with drainage and pipework easily accessible.

Boot Room 8'6" x 7'10" (2.6 x 2.4)

With door to side for access, oversized porcelain tiling to floor with drainage and underfloor heating and ample fitted bespoke storage with hanging cupboards and shelving. This space also provides access to the manifold system for the underfloor heating.

Utility 10'5" x 11'9" (3.2 x 3.6)

With dual aspect double glazing windows to side and rear, double doors out the patio and oversized porcelain tiling to floor with underfloor heating. With a vaulted ceiling with oak beam features, there are various bespoke fitted Tom Howley wall and base units with quartz worksurface over, A Shaws Belfast sink with drainage, Franke tap and induction hob with integrated downdraft extractor fan. There is an integrated Neff dishwasher, integrated wine fridge, full height Bosch freezer and space and plumbing for further white goods.

Kitchen 15'5" x 11'5" (4.7 x 3.5)

With double glazing window to rear, large triple glazed skylight and oversized porcelain tiling to floor with underfloor heating. Featuring a variety of bespoke Tom Howley wall and base units with island and quartz worksurface over, two bowl Shaws Belfast sink, Quooker tap and space for a large electric AGA with commercial extractor fan over. There is an integrated Neff dishwasher, full length Bosch fridge, bins and double height pantry cupboard. This space is open plan through into the living area.







Living Dining 30'2" x 13'9" (9.2 x 4.2)

With double glazing window to front, two full length double glazing windows to side and French doors to the side and rear. There are oversized porcelain tiles to floor with underfloor heating and feature brick fireplace with tiled heart, brick surround, oak beam mantle and multifuel stove.

First Floor Landing

With double glazing window to front and glass feature bespoke oak banister. Doors lead to:

Bedroom One 14'1" x 13'5" (4.3 x 4.1)

With double doors to the rear giving access to the balcony and further double doors to side for access to the Juliet balcony, underfloor heating and door through into the ensuite. The balcony offers space to sit out and enjoy the far reaching views of local countryside, all the way to the Clee Hills to the West and Abberley to the South.

This space is open plan with the dressing area.

Dressing Area 17'8" x 8'10" (5.4 x 2.7)

With double glazing window to rear and ample space for storage.

Ensuite

With obscured double glazing window to side, heated electric towel radiator and oversized porcelain tiling to walls and floor. There is a fitted vanity sink with storage, low level wall hung w.c. and large shower with hand held, drench head and inbuilt shelf.

Bedroom Two 16'0" max 10'9" min x 11'9" max 4'7" min (4.9 max 3.3 min x 3.6 max 1.4 min)

With dual aspect double glazing windows to either side, underfloor heating and door through into the ensuite.

Ensuite

With Velux skylight, heated electric towel radiator and tiling to floor and walls. There is a fitted vanity sink with storage, low level wall hung w.c. and shower cubicle with hand held and drench head.

Bedroom Three 14'1" x 9'6" (4.3 x 2.9)

With dual aspect windows to front and side and underfloor heating.

Bedroom Four 8'6" x 11'9" (2.6 x 3.6)

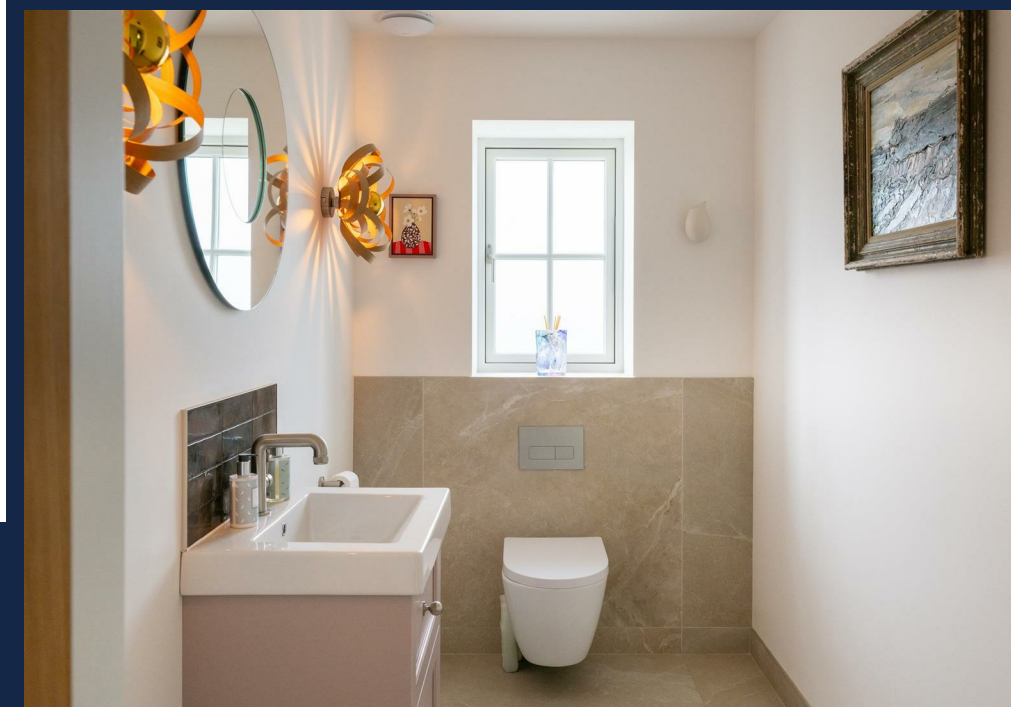
With double glazing window and Velux to side and underfloor heating.

Bedroom Five 9'6" x 8'6" (2.9 x 2.6)

With double glazing window to side, underfloor heating and access to loft and plant room via hatch and ladder.

Bathroom

With obscured double glazing window to side, heated electric towel radiator and large format tiling to floor. Fitted vanity sink with storage, low level wall hung w.c. and freestanding bath with hand held tap shower.



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Garage 27'6" max 18'0" min x 17'8" max 6'10" min (8.4 max 5.5 min x 5.4 max 2.1 min)

With three double glazing windows to rear, one to side and three sectional up and over garage doors. There is lighting overhead, electric points throughout along with door giving access to a potential wet room and w/c plus fourteen solar panels to the roof and battery storage within.

Space Above Garage

This space is currently in progress and gives potential buyers the flexibility to adapt to their own requirements. It is the full length of the garage below and there are two double glazing windows and two Velux windows.

Gardens

With the air-source system housed to the rear of the property, a wrap around garden amounting to half an acre with well maintained lawns, large paved patio with pathways to either side and mature trees. To the rear of the garage is a large vegetable patch with fencing and the borders are established with high hedging for privacy.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that



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we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

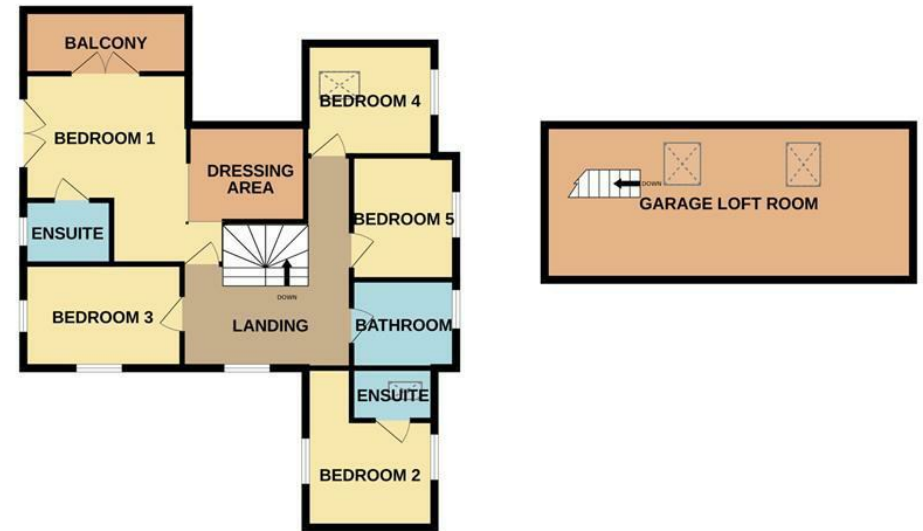




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	91	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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