



The
LEE, SHAW
Partnership

Stonehouse, 2 Halfshire Lane
Blakedown Worcestershire DY10 3LB



PRIVATE AND SECLUDED POSITION

Set within an exceptionally private and secluded position in the heart of Blakedown village, Stonehouse is an individual and substantial detached luxury residence offering extensive and beautifully presented accommodation throughout. Occupying an elevated plot of approximately 0.77 acres, the property enjoys mature landscaped gardens, generous driveway parking, and well screened with its own woodland separating the home from Birmingham Road.

This impressive family home provides spacious, light-filled interiors enhanced by large windows and an excellent layout ideal for both everyday living and entertaining. The accommodation includes a welcoming reception hall, elegant principal lounge with oak flooring and a Contura log burner, formal dining room, study/home office, a second lounge, substantial conservatory, breakfast kitchen, utility room, and guest cloakroom.

COMPREHENSIVELY REFITTED KITCHEN

The breakfast kitchen was comprehensively refitted by Hatt approximately six years ago and features quartz work surfaces together with a range of AEG integrated appliances, including three ovens, a warming drawer, induction hob, Bosch oversized integrated fridge, wine chiller, and waste disposal unit. A separate dining area comfortably accommodates an American-style dining suite, which is included in the sale. The spacious utility room includes a Belfast sink and hard-wired American-style washing machine and dryer.

The second lounge provides an excellent entertaining space, flowing directly into the conservatory, which enjoys attractive views across the beautifully maintained gardens.

The ground floor principal bedroom suite enjoys garden views and benefits from a full wall of fitted wardrobes together with fitted furniture including a dressing table and window seat. The luxurious ensuite bathroom has been refitted in recent years and comprises twin vanity basins, bath, WC, and remote-control shower.





ATTRACTIVE VIEWS

To the first floor are four further double bedrooms, all well proportioned and benefitting from fitted wardrobes and furniture. Two stylishly appointed shower rooms serve the first-floor accommodation. A boarded loft space, currently utilised as a “man cave”, provides additional useful storage.

Externally, the property is approached via a sweeping driveway offering extensive parking and turning space, ideal for family gatherings and entertaining. A detached double garage with remote-controlled sliding doors includes an internal staircase leading to a versatile loft area with potential for use as a games room, studio, or home office, subject to any necessary consents.







5 DOUBLE BEDROOMS

The mature rear gardens are a particular feature of the property, with established planting, lawns, patios, rockeries, water features, summer house, greenhouse, vegetable garden, log store, and delightful views towards Churchill and adjoining paddock land.

Blakedown is a highly desirable village offering excellent transport connections, including its own railway station and convenient road access to Hagley, Kidderminster, Birmingham, and the wider West Midlands motorway network. The area is also well regarded for its excellent schools and amenities, including the nearby Churchill & Blakedown Golf Club.

Additional benefits include gas-fired central heating, majority Brazilian mahogany double glazing, and burglar alarm systems.





**WE DON'T SELL HOUSES,
WE SELL HOMES.**



ADDITIONAL INFORMATION:

Tenure: Freehold

Construction: Conventional brick construction
with pitched tiled roofs

Services: All mains services connected

EPC Rating: D

Council Tax Band: G

Broadband checker:
<https://checker.ofcom.org.uk>



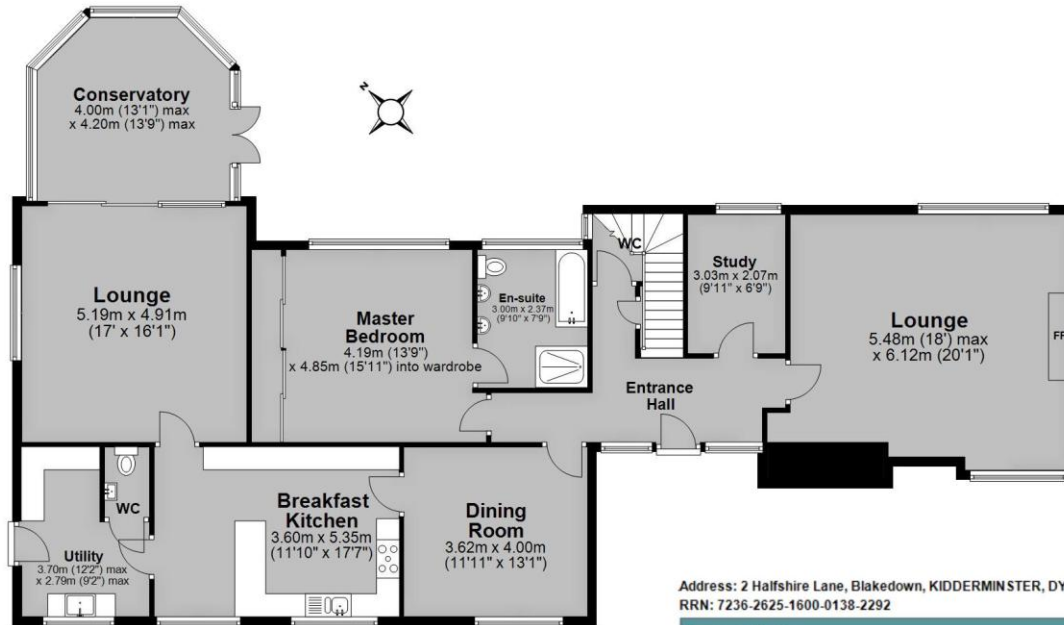


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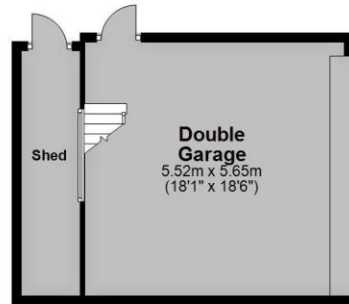
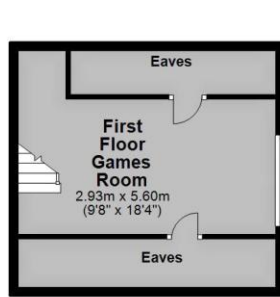
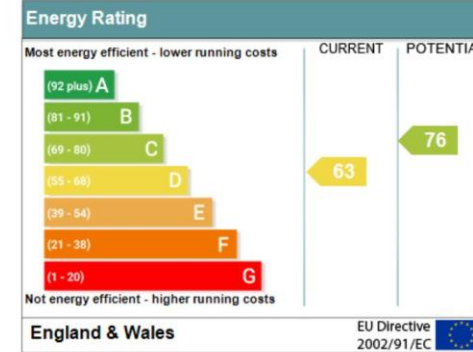
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 www.leeshaw.com/downloads/referral-fees.pdf



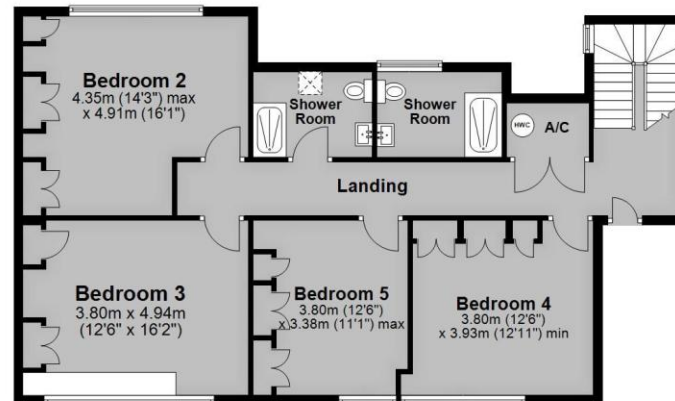
Ground Floor



Address: 2 Halfshire Lane, Blakedown, KIDDERMINSTER, DY10 3LB
 RRN: 7236-2625-1600-0138-2292



First Floor



Total area: approx. 348.4 sq. metres (3749.9 sq. feet)

FLOOR PLANS

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

Kempson House, 101 Worcester Road West Hagley,
Worcestershire DY9 0NG

Sales: (01562) 888111
hagley@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.