



Standon Cottage

Clent, DY9 9PP

Andrew Grant

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Odnall Lane, Clent, DY9 9PP

3 Bedrooms 2 Bathrooms 2 Reception Rooms

A beautifully presented semi detached cottage with open plan living, three double bedrooms and a generous garden in a picturesque Clent setting.

- Beautifully presented semi detached cottage with three double bedrooms and two stylish bathrooms
- Contemporary living room with an inset fireplace and an open plan kitchen and dining area featuring a granite topped island
- Expansive terraced garden with lawn, brick pathways and far reaching countryside views
- Brick paved driveway and large double garage providing plentiful parking at the front and rear
- Sought after Clent location within a picturesque countryside village yet convenient for amenities and road links

Standon Cottage is a beautifully renovated semi detached home in the heart of Clent. The ground floor offers a contemporary living room and a sociable kitchen/dining area opening on to the garden. Upstairs are three double bedrooms, including a principal suite with fitted storage and an en suite shower room, along with a sleek family bathroom. Outside, an impressive rear garden sweeps down to lawn with terraces and views, while a brick paved driveway and a detached double garage provide ample parking.

1132 sq ft (105.2 sq m)





The kitchen

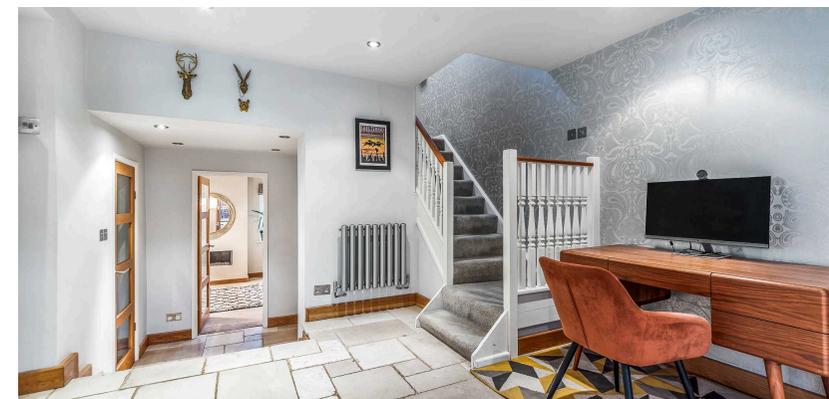
Designed for cooking and conversation alike, the kitchen forms the heart of the home. A central granite topped island houses the electric hob beneath a bespoke extractor canopy. Shaker style cabinetry with glazed display units, integrated double ovens and an American style fridge are complemented casement windows to the garden, while open access to the dining area encourages social family meals.





The dining room

Opening directly from the kitchen, the dining area provides a relaxed space for entertaining and family meals. Bi fold glazed doors spill out onto the patio and garden, and a spindled staircase rises to the first floor. Flagstone flooring runs throughout and a built in wine rack within the peninsula keeps everything close at hand, whilst glazed internal doors connect to the living room.





The living room

Ideal for unwinding after a busy day, the living room offers a comfortable yet refined reception space. A contemporary decorative inset gas fireplace forms a striking centrepiece, framed by multi pane windows on two sides. Recessed ceiling spotlights and an oak framed glazed door lead back to the central hall, creating a natural flow between this room and the rest of the ground floor.



The primary bedroom

The principal bedroom creates a tranquil retreat on the first floor. Extensive fitted wardrobes, overhead cupboards and a dressing table provide ample storage without sacrificing floor space. A broad casement window enjoys leafy views over the garden. Discreet ceiling lights and soft neutral colours enhance the sense of calm, while there is the luxury of an en suite shower room.



The primary en suite

Serving the principal bedroom, the en suite is finished in sleek contemporary tiling. A generous walk in glass screened shower sits opposite a stylish basin on a vanity unit. A close coupled WC and an obscured casement window complete the arrangement, with a mirrored cabinet providing useful storage. Chrome fittings complement the scheme.



The second bedroom

A further double bedroom offers flexible accommodation for guests or family members. It features recessed ceiling lights and a multi pane casement window. The neutral décor provides a blank canvas for freestanding furnishings and there is a door leading to the landing. There is plenty of space for wardrobes and a desk. It could also serve as a home office or playroom.



The third bedroom

Set beneath the eaves, the third bedroom is perfect as a guest room or home office. Built in wardrobes and overhead cupboards maximise storage, while a fitted desk sits neatly beneath a dormer casement window. Another window on the opposite wall ensures ample ventilation and the sloping ceiling adds character to the space. Recessed lighting completes the room.





The bathroom

The family bathroom caters for the other bedrooms with a clean contemporary suite. A modern bath with shower over and glass screen is complemented by a pedestal wash basin and a close coupled WC. Gloss tiled walls with a mosaic border and a mirrored cabinet complete the look. Tiled flooring continues the crisp finish.



The garden

To the rear, the property enjoys a generous and beautifully landscaped garden. A paved terrace steps down to a sweeping lawn framed by mature hedging, brick retaining walls and raised beds. A meandering brick pathway guides you through the space, while established trees and shrubs provide privacy and a picturesque outlook over the surrounding countryside.







The driveway and parking

Approached via a brick paved drive, the property benefits from ample parking. A detached double garage with twin up and over doors sits at the end of the garden. There is further parking to the front and rear, with mature trees and fencing offering a sense of seclusion and safe storage for vehicles.



Location

Clent is a picturesque Worcestershire village known for its rolling hills and pretty countryside. It offers a handful of amenities including village pubs and local stores, with further comprehensive shopping in nearby Stourbridge and Hagley. There is a choice of well regarded primary and secondary schools within the wider area, and the surrounding countryside provides numerous walking and cycling routes. Road links connect easily to the M5 and M42 motorway network, while rail services from Hagley and Stourbridge Junction offer commuting options to Birmingham and beyond. Residents enjoy countryside living while remaining within easy reach of city amenities.

Services

The property benefits from mains gas, electricity, water and drainage.

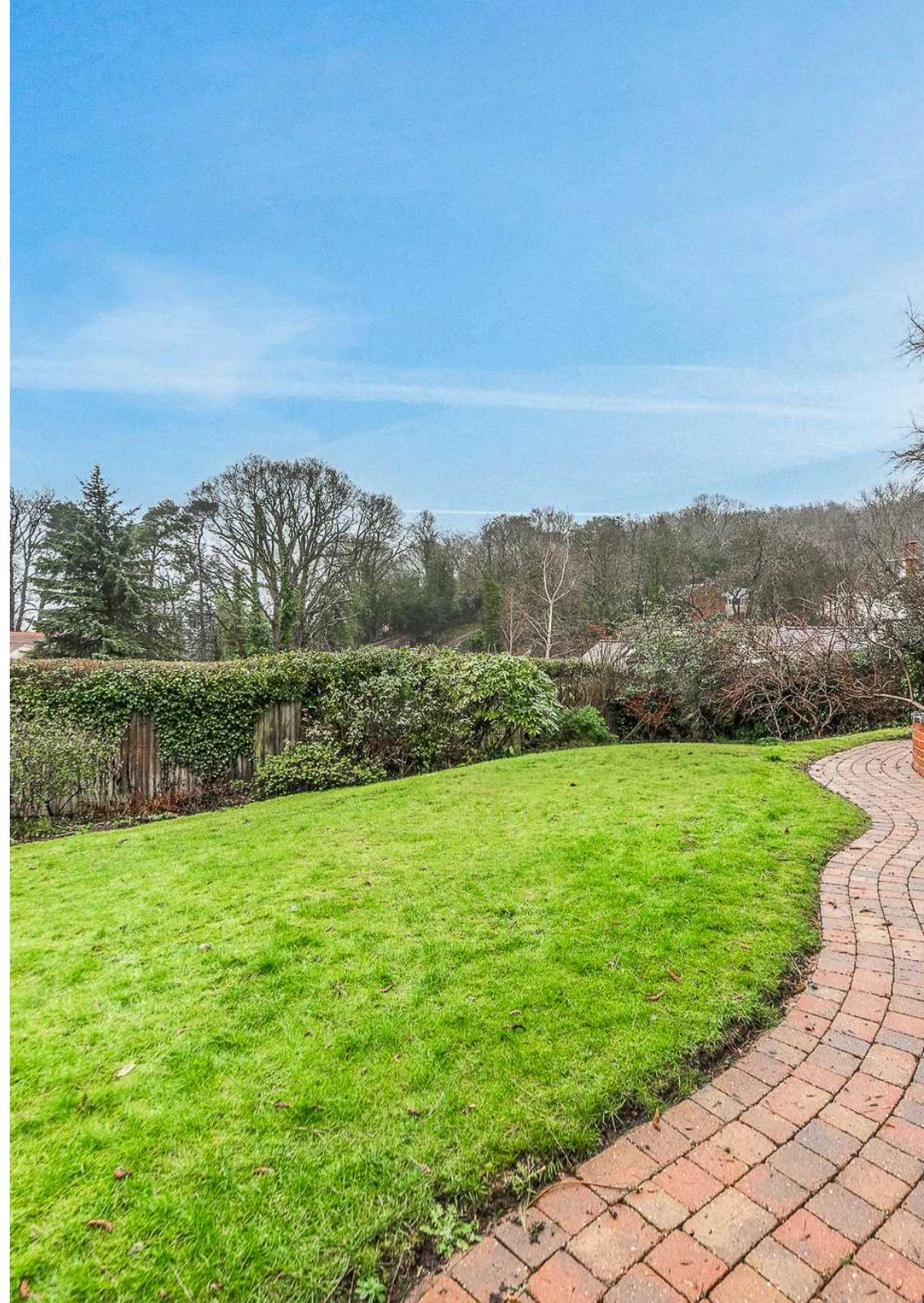
Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Vodafone and Three (source: Ofcom).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the Property is currently at very low for river and surface water.

Council Tax

The Council Tax for this property is Band E



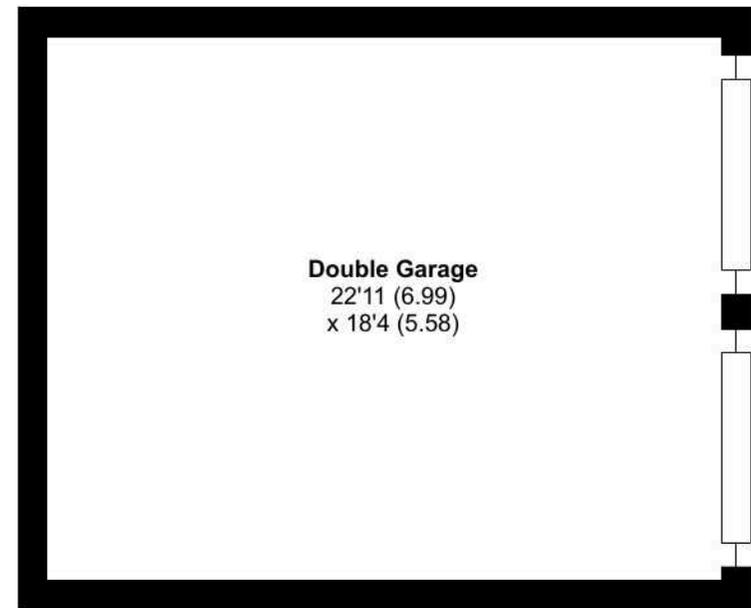
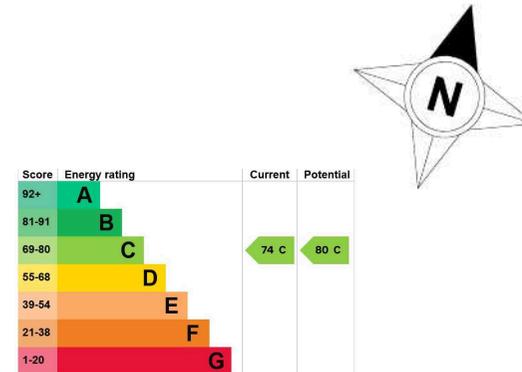
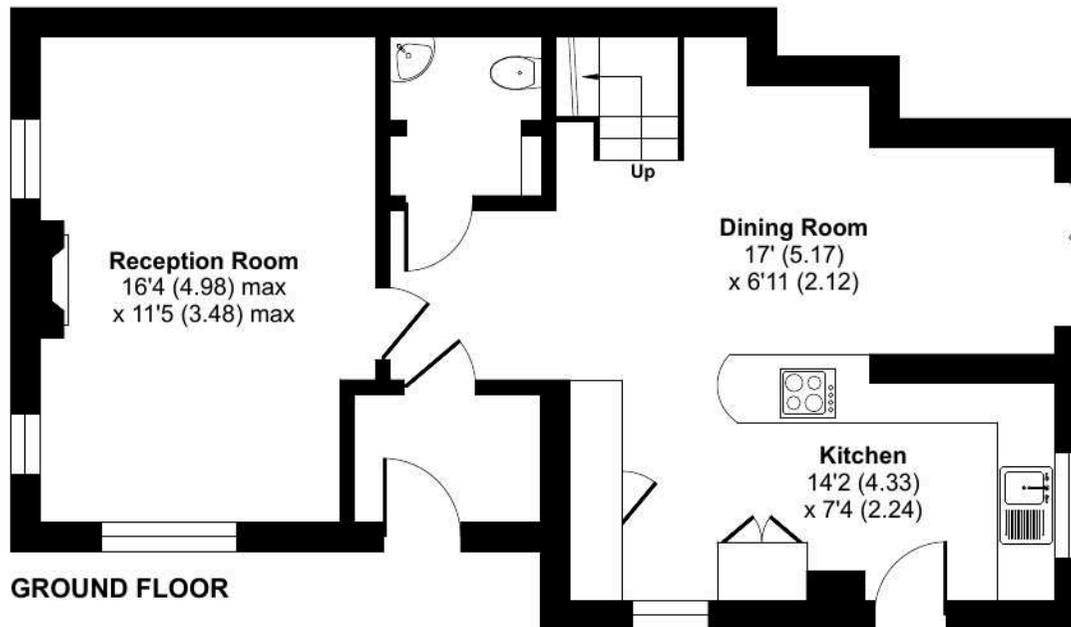
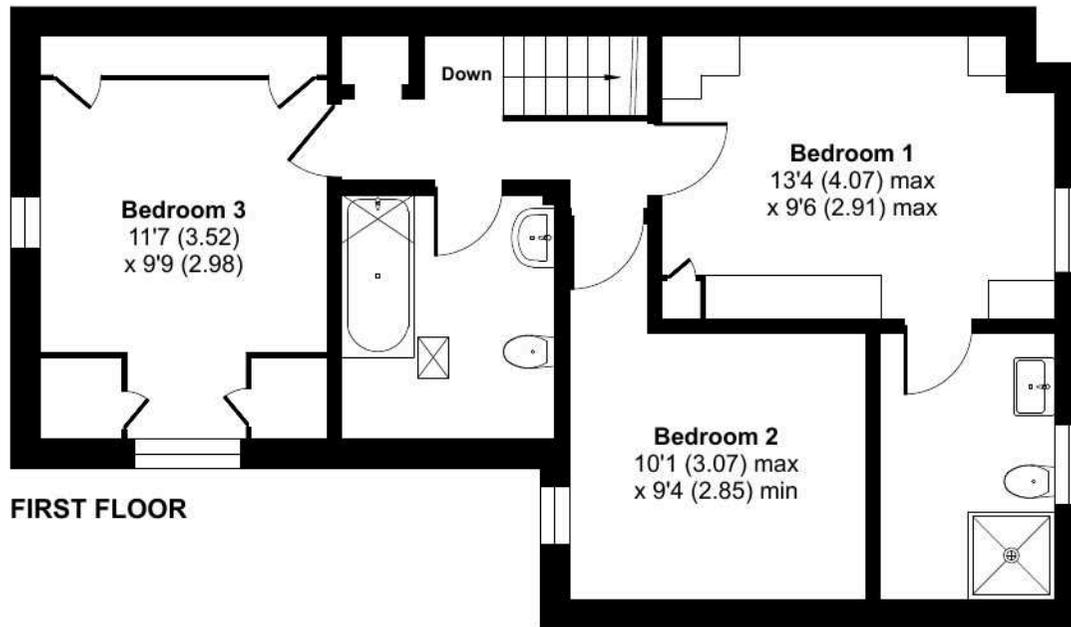
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Approximate Area = 1132 sq ft / 105.2 sq m

Garage = 420 sq ft / 39 sq m

Total = 1552 sq ft / 144.2 sq m

For identification only - Not to scale





Andrew Grant

T: 01905 734734 E: hello@andrewgrant.com

andrewgrant.com