

Andrew Grant
PRESTIGE & COUNTRY



8 Ounty John Lane
Stourbridge, DY8 2RG



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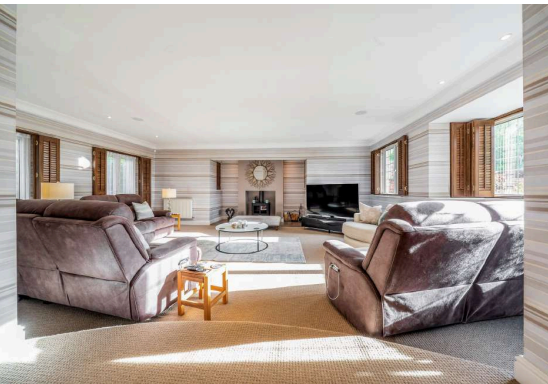
Stourbridge, DY8 2RG

6 Bedrooms 3 Bathrooms 3 Reception Rooms

“A gated six-bedroom residence with bespoke kitchen, generous receptions, landscaped gardens and triple garaging in a truly private Pedmore setting...”

Scott Richardson Brown CEO

- Gated six-bedroom home offered with no onward chain.
- Bespoke 2021 kitchen with quartz island, mosaic splashbacks and integrated AEG appliances.
- Vast sitting room with inglenook stove and French doors to the terrace.
- Flexible snug and study provide spaces for work, play and relaxation.
- Beautiful landscaped garden with lawns, hedging, brick terrace and timber garden room.
- Sweeping driveway, electric gates, triple garage and car port for multiple vehicles.
- Prestigious Pedmore location near golf club, train stations, schools and countryside walks.



3631 sq ft (337.4 sq m)



The kitchen and breakfast room

The kitchen and breakfast room is the heart of the home, ideal for cooking and casual family meals. A bespoke design installed in 2021 features sleek cabinetry, high performing Dekton quartz worktops and a central island with breakfast bar, together with integrated appliances and space for an American fridge freezer. French doors connect to the garden, while an adjacent utility continues the cabinetry and provides space for laundry appliances and direct outdoor access.





The dining room

The dining room is made for formal dinners and special occasions, with dual aspect access to the garden and kitchen. A stone fireplace with mantel and bespoke cabinets create a refined focal point, and French doors with matching side panels open to the terrace. Solid wood flooring and built-in display shelving ensure a practical space for family dining and entertaining.



The sitting room

Designed for relaxation and entertaining, the sitting room spans the full width of the home and connects seamlessly to the hall. A recessed inglenook with a log-burning stove forms the focal point, complemented by timber shutters to the bay window and glazed oak doors. Generous proportions accommodate multiple seating zones and French doors to the terrace allow easy flow between indoors and out.



The snug

Positioned off the reception hall, the snug offers a versatile and inviting retreat, ideal for relaxation, hobbies or family time. Bespoke fitted cabinetry with shelving and a low-level media unit spans an entire wall, while a large window overlooking the front garden provides an abundance of natural light. Solid wood flooring extends throughout, enhancing the room's warm and welcoming atmosphere.



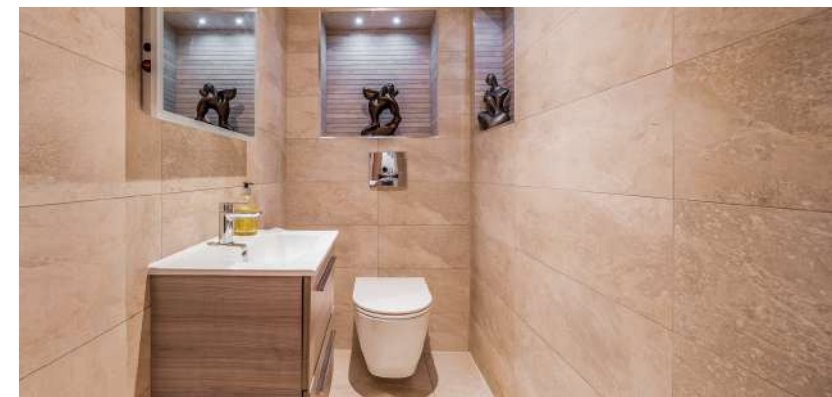
The study

The study provides a dedicated place for home working or quiet study. A broad window with plantation shutters frames views across the front garden and there is ample room for desks and shelving. Warm wood flooring and its position off the hallway enhance the practical layout.



The hallway and cloakroom

The entrance hall makes an impressive first impression and forms the central hub of the home. A staircase with painted balustrade and timber handrail rises from the hall beside a striking feature wall. From here, doors radiate to the reception rooms. The adjacent cloakroom has been refitted with full-height tiling, a wall-mounted WC, integrated vanity unit and built-in display niches.





The primary bedroom

The primary bedroom is a luxurious retreat occupying a generous footprint at the front of the house. A bank of leaded windows with plantation shutters provides lovely garden views and excellent natural light. Beyond the sleeping area lies a dressing space with fitted wardrobes leading through to a spacious en suite bathroom.





The primary en suite

The generous en suite offers a spa-like start or end to the day. It features a corner Jacuzzi bath with jets and a separate walk-in shower with a rainfall head, all set against stone-effect tiling. A wide mirror and plantation-shuttered window add style and privacy, while built-in storage and a heated towel rail enhance convenience.



The second bedroom

This generous second bedroom provides comfortable accommodation for guests or family members. Twin built-in wardrobes sit to one side of the room and the wide leaded window has plantation shutters. There is direct access to a private en suite shower room.



The second ensuite

The en suite for bedroom two provides convenience and privacy. A curved glass shower enclosure, pedestal basin and WC are set against fully tiled walls. Compact yet well appointed, the room includes a mirrored cabinet and chrome heated towel rail.



The third bedroom

The third bedroom is a comfortable double room with characterful touches. A bespoke overhead display track encircles the room and there is a built-in wardrobe behind panelled doors. The large leaded window frames views over the rear garden and ensures plenty of natural light.



The jack and jill bathroom

Shared between family bedrooms, the Jack and Jill bathroom balances practicality and style. It comprises a panelled bath, separate fully tiled shower cubicle and pedestal basin, complemented by a WC and mirrored cabinet. A leaded window with blind provides natural light and there are doors connecting both adjacent bedrooms.



The fourth bedroom

Positioned to the front of the house, the fourth bedroom is a charming and versatile room featuring a distinctive dormer window that floods the space with natural light. Sharing access to the Jack and Jill bathroom, it is well suited to children or guests.



The fifth bedroom

The fifth bedroom enjoys a light and airy position at the front of the house. A wide dormer-style window with plantation shutters frames views of the garden and there is a built-in wardrobe. It shares the Jack and Jill bathroom, making it practical for family living.



The sixth bedroom

The sixth bedroom provides flexible accommodation for guests, teenagers or as a second study. A large leaded window ensures good light and the room comfortably accommodates both bed and workspace. Located off the landing, it enjoys easy access to the family bathroom.



The garden room

Tucked away at the end of the garden, the timber garden room provides a peaceful haven for work or leisure. Warm pine panelling lines the walls and full-height glazing draws in garden views. A bank of fitted cupboards maximises storage, and the room offers ample space for exercise equipment, creative pursuits or a home office.





The terrace

The paved terrace, enclosed by curved red brick walls and clipped hedging, is perfect for al fresco dining. Steps lead up to the lawn and down to pathways that meander through the grounds towards the garden room. The generous space provides areas for seating, dining and relaxation with a high degree of privacy.



The garden

The mature south-east facing garden is a highlight of the property and offers a wonderful outdoor haven. Sweeping lawns are bordered by established trees, shrubs and topiary, with brick-edged beds adding year-round structure. A circular hedge surrounds a central bed and a path winds through the planting to the garden room, while high fencing ensures privacy.





The driveway and parking

Approached through electric gates, the sweeping tarmac driveway sets a grand tone upon arrival. It provides extensive parking and leads to a triple garage with three electric roller doors and a pitched roof, alongside a timber-framed car port. Landscaped borders with mature shrubs and trees frame the driveway and there is ample turning space in front of the house.



Location

Ounty John Lane is considered one of Pedmore's premier addresses. Set beyond electric gates close to Stourbridge Golf Club and Pedmore Cricket Ground, the property is within minutes of countryside walks yet only a short drive from Stourbridge town centre with its wide range of shops, amenities and a Waitrose. Hagley's thriving village high street and railway station lie less than two miles away, and there are outstanding state and independent schools nearby including Pedmore Primary, Oldswinford Hospital, Haybridge High and Heathfield Knoll. Excellent road connections link to the M42 and M5, while trains from Stourbridge and Hagley connect to regional centres.

Services

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

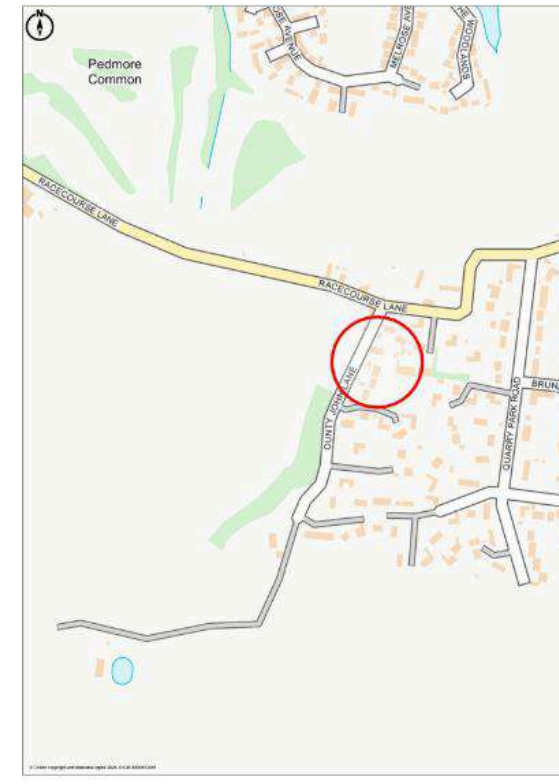
Broadband Speed: Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

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

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

Council Tax

The Council Tax for this property is Band H (Dudley).



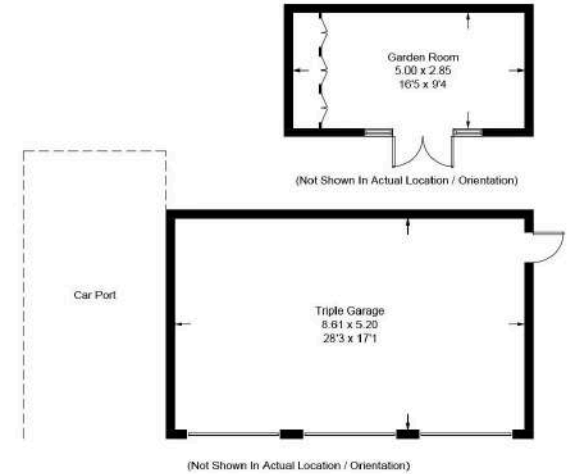
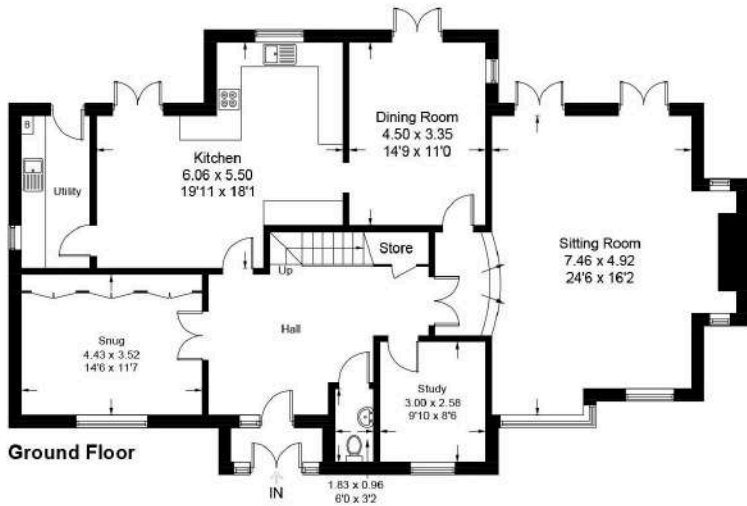
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Approximate Gross Internal Area = 276.4 sq m / 2975 sq ft

Outbuilding = 61.0 sq m / 656 sq ft

Total = 337.4 sq m / 3631 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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