

OAK COTTAGE

ROCK | KIDDERMINSTER



OAK COTTAGE

ROCK | KIDDERMINSTER | WORCESTERSHIRE | DY14 9XS

Kidderminster 7 miles | Worcester 18 miles | Cheltenham 23 miles
Birmingham 25 miles | London Euston 2 hours 40 minutes
(Distances and time approximate)

A charming and characterful four-bedroom detached country cottage, enjoying a delightful rural setting, generous gardens and attractive views across the surrounding Worcestershire countryside.

Spacious Kitchen/Breakfast Room, Ideal For Family Living And Entertaining
Three Versatile Reception Rooms Offering Flexible Living Accommodation
Sewage Treatment Plant Installed Approximately Two Years Ago
Generous, Established Gardens With Attractive Countryside Views
Private Gated Driveway Providing Ample Off-Road Parking

VIDEO TOUR



SCAN HERE



LOCATION & SITUATION

Oak Cottage occupies a delightful rural position along Bliss Gate Road, close to the village of Rock, amidst the picturesque Worcestershire countryside. Enjoying a peaceful and private setting, the property is conveniently situated for access to the historic riverside town of Bewdley and the larger centre of Kidderminster, both offering a range of amenities, shopping and leisure facilities. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, combining rural tranquillity with everyday convenience.

Road: The property is conveniently situated near the A456, providing excellent road links towards Bewdley, Kidderminster and Birmingham, whilst offering easy access to the wider Worcestershire and Shropshire areas.

Rail: Kidderminster Railway Station, approximately 7 miles away, provides regular services to Birmingham and Worcester, with onward connections to London and the wider national rail network.

Air: Birmingham Airport, approximately 35 miles away, provides a wide range of domestic and international flights. The drive is approximately 30 miles, taking approximately 50 minutes.

Schools: Nearby schooling includes Far Forest Lea Memorial and Bayton Church of England Primary Schools, with secondary education available at The Bewdley School and The Lacon Childe School in Cleobury Mortimer.

Sporting: The surrounding area offers excellent sporting opportunities, including golf, horse riding, cycling and walking, with the nearby Wyre Forest providing an attractive setting for outdoor pursuits.



OAK COTTAGE

Oak Cottage is a charming and characterful detached country residence, occupying a delightful rural position amidst the picturesque Worcestershire countryside. Rich in traditional charm and character, the property offers beautifully proportioned and versatile accommodation, thoughtfully suited to modern family living whilst retaining its distinctive cottage appeal. Boasting four bedrooms, three reception rooms and a wealth of attractive features throughout, the property is complemented by generous, established gardens and delightful countryside surroundings, creating an idyllic rural retreat with convenient access to nearby towns and amenities.





THE ACCOMMODATION

The accommodation at Oak Cottage is both spacious and versatile, offering an attractive combination of traditional cottage character and comfortable family living. Throughout the property, a wealth of charming features contributes to its distinctive appeal, whilst the well-proportioned rooms provide flexibility for a variety of lifestyles.

The ground floor accommodation centres around a generous Kitchen/Breakfast Room, providing a welcoming space for everyday cooking, informal dining and family gatherings. Complementing this are three reception rooms, offering considerable versatility for

both formal and informal entertaining. These spaces provide opportunities for use as a principal Sitting Room, Dining Room or additional family accommodation, allowing prospective purchasers to adapt the layout to suit their individual requirements.

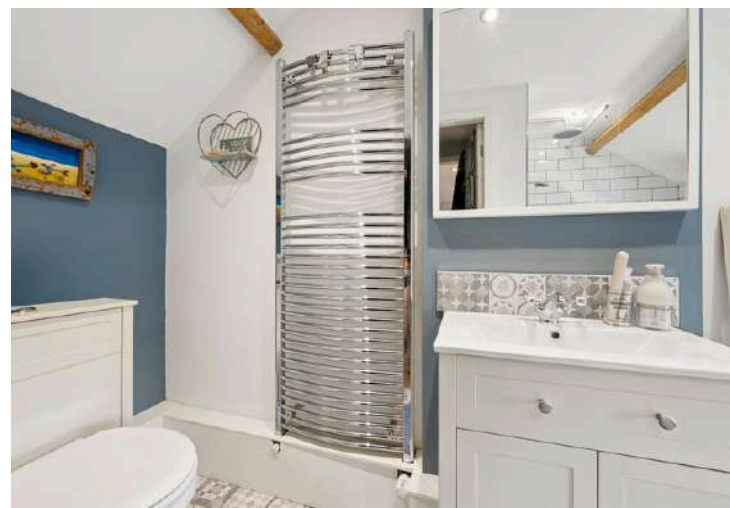
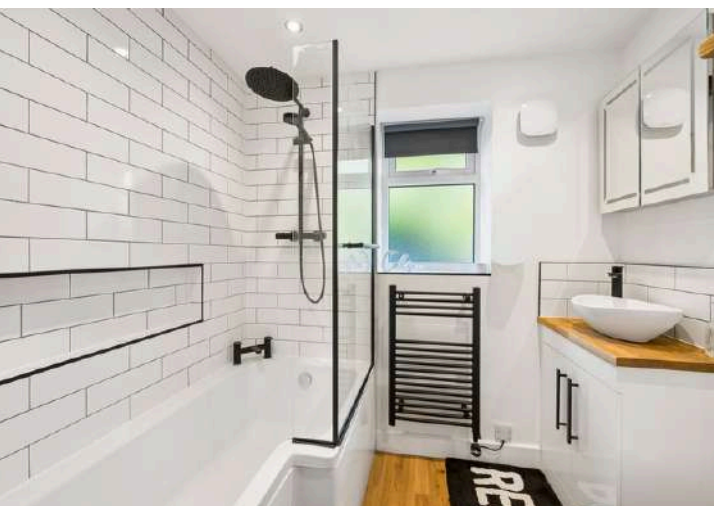
The accommodation continues to the first floor, where three well-proportioned bedrooms provide comfortable sleeping accommodation, ideally suited to family life or visiting guests. Two bathrooms serve the property, offering practicality and convenience for everyday living.

Throughout, the cottage retains a pleasing sense of warmth and character, with the arrangement of accommodation creating an inviting and homely atmosphere. The generous proportions and flexible living spaces make Oak Cottage particularly appealing to those seeking a characterful country residence without compromising on everyday comfort.

The accommodation is further complemented by the property's delightful rural surroundings, with established gardens providing an attractive outlook and an enjoyable extension of the living space. Altogether, Oak Cottage presents a wonderful opportunity to acquire a distinctive countryside home in a highly appealing Worcestershire setting.



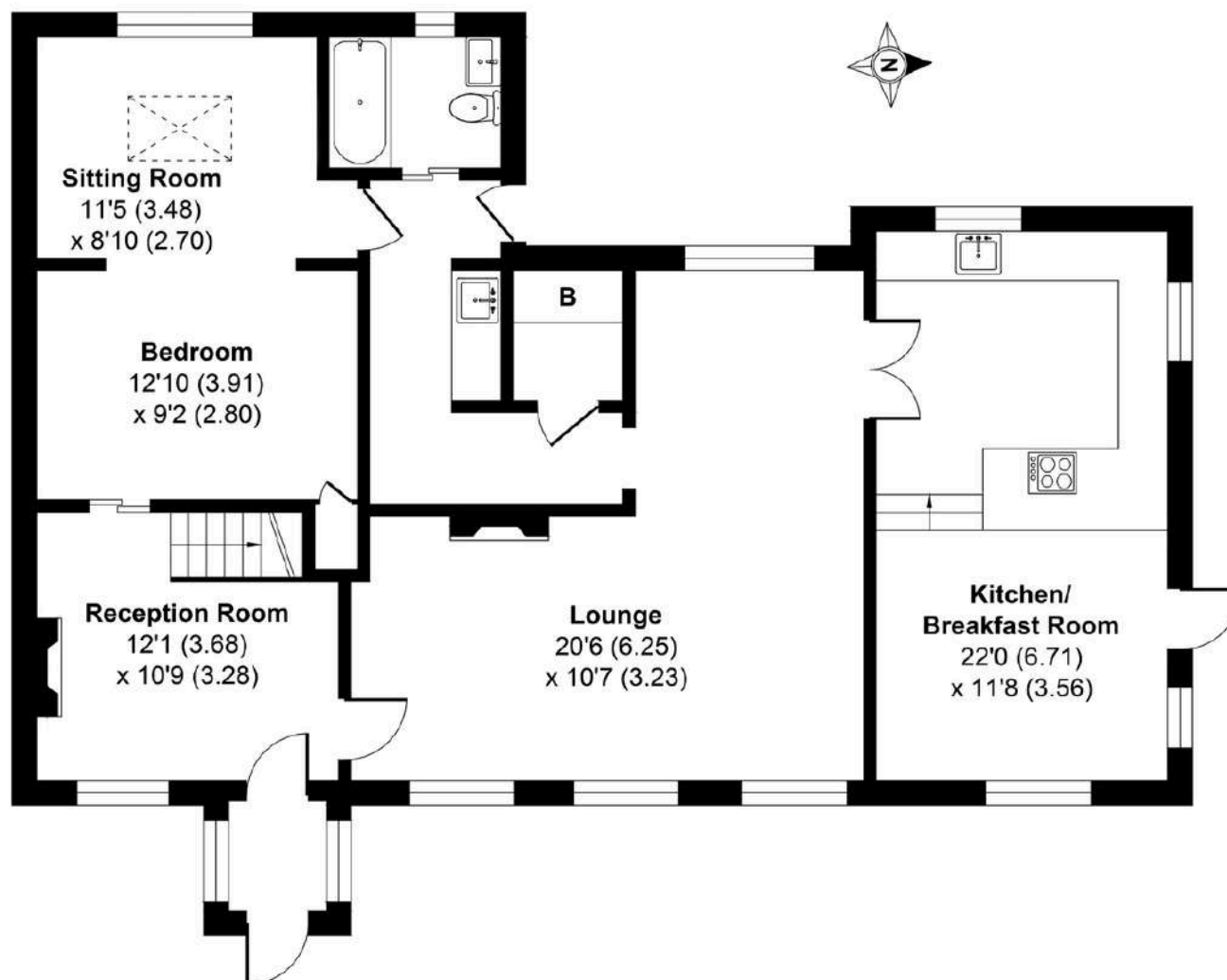




OAK COTTAGE

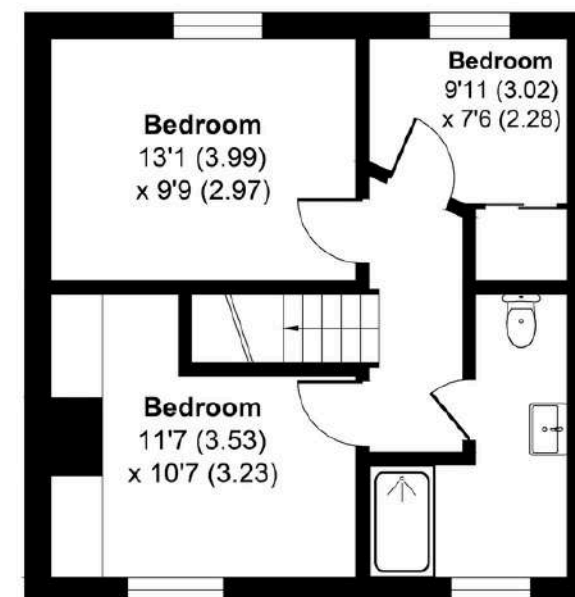
Approximate Area = 1536 sq ft / 142.7 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



First Floor

VIDEO TOUR



SCAN HERE



OAK COTTAGE



GARDENS & GROUNDS

Oak Cottage is complemented by generous, established gardens and grounds, providing a delightful setting in which to enjoy the surrounding Worcestershire countryside. The gardens are predominantly laid to lawn, interspersed with mature trees, established shrubs and attractive planting, creating a wonderful sense of privacy and seclusion. Offering ample space for outdoor entertaining, relaxation and family enjoyment, the grounds provide an idyllic extension of the accommodation. A private gated driveway provides generous off-road parking, further benefiting from an electric vehicle charging point. An additional outbuilding/garage offers useful storage space for garden equipment and other practical requirements. The attractive rural surroundings further enhance the property's appeal, creating a peaceful countryside retreat with generous and versatile outdoor space.

GENERAL REMARKS

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 the property benefits from LPG Heating, mains water and electricity along with a new sewage treatment plant.

LOCAL AUTHORITY

Wyre Forest District Council, Finepoint Way, Wyre Forest House,
Kidderminster DY11 7WF
Tel: 01562 732928

COUNCIL TAX

Council Tax Band – F

EPC

Rating – E

DIRECTIONS

What3Words ///imprinted.cocktail.subject

From the Halls Kidderminster office at 137 Franche Road, proceed towards the town centre and follow signs for Bewdley, joining the A456. Continue along the Bewdley bypass, passing Wharton Park Golf Club, towards Cleobury Mortimer and Leominster. Turn left onto Bliss Gate Road at The Royal Forester public house and continue towards Bliss Gate, where Oak Cottage can be found.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

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 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 or hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





Halls of Kidderminster
137 Franche Rd | Kidderminster
Worcestershire | DY11 5AP



Colleen Harrison
01562 820880 | 07984 363245
charrison@hallsgb.com