



Hillfields, Wolverley, Worcestershire

G HERBERT
BANKS

EST. 1898

Hillfields
Shatterford Lane
Wolverley
Kidderminster
Worcestershire
DY11 5TG

A handsome, beautifully restored attached Georgian house with gorgeous views.

Non listed and with some lovely original features.

- Reception hall, sitting room, rear hallway with shower room, living room/bedroom five. Stunning long dining kitchen, cellar.
- Four double bedrooms, family bathroom.
- Garage (in all about 2604 sq ft).
- Long-gravelled driveway, good sized gardens with entertaining areas, fenced paddock. As a whole about 1.752 acres.

Situation

Hillfields is situated in a desirable area amidst splendid north Worcestershire countryside. The property lies between the villages of Wolverley and Shatterford. Wolverley offers both junior and senior schools, a public house and the imposing St John Baptist church. Shatterford has the very popular Belmonts Cross pub and restaurant.

The property lies a short distance from the Bodenham Arboretum together with the Eymore Wood, Wyre Forest and Trimpley Reservoir. These provide some glorious walks.

The historic town of Bewdley is about 4 miles away and the principal Wyre Forest town of Kidderminster 3 miles.

Kidderminster has a direct rail link to Birmingham, London and Worcester. There is good M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold.

Description

This stunning Georgian house has been thoughtfully and sensitively refurbished and modernised by the present owner over the period of the last 7.5 years. It has created a gorgeous and incredibly welcoming home. As you would expect from this era the brilliantly proportioned rooms have splendid floor to ceiling heights.

The house is approached by a fine reception hall with flagstone floor and original period staircase to the first floor.

To the front of the house is a charming sitting room with a fine brick fireplace with tiled hearth and woodburning stove and cupboards.

The rear hallway with tiled floor has a shower room off.

Living room/bedroom five if required with fireplace with tiled hearth.

The principal feature of this magnificent house is the fabulous large through dining kitchen. This provides a central island unit with breakfast area, a range of wall and floor mounted cupboards, tiled floor and splendid dining area. Appliances include a twin Bosch electric double oven, five ring Bosch gas hob with wok ring and concealed extractor over. AEG dishwasher, integrated Bosch fridge and separate integrated Bosch freezer integrated Zanussi washing machine, integrated tumble dryer, built in wine rack and boiler cupboard with Worcester boiler.

On the lower ground floor is a cellar with twin rooms, brick floor, power supply.

The beautiful original period staircase with turned handrail gives rise to a first-floor generous landing. This commands some wonderful views towards the Clent Hills and Hagley.

The first floor boasts four very well-proportioned double bedrooms, several with fine original period fireplaces. One of the bedrooms has lovely distant views to the south and west stretching towards the Malverns.

Complimenting the bedrooms is a splendid family bathroom with rolltop bath with claw feet together with separate tiled shower cubicle.

Outside

Hillfields is approached over a timber bar field gate and a long new gravelled driveway. This is flanked by well stocked beds and conifers. It leads to parking to the front of the house with lawned garden with specimen trees including Fir, several major Yews. The gravelled area with lawned garden leads to the side/rear of the property with a selection of fruit trees and good entertaining areas including a lower terrace with box seating.

Brick garage with separate access through the adjacent courtyard of barns.

Fenced paddock and adjoining strip of land. Please note there is the benefit of a right of way to this paddock through the adjacent driveway of the barns.

External cold water tap and lighting. Handsome original period water pump.

GENERAL INFORMATION

Energy Performance

Current Rating: Potential Rating:
Carried out:

Services

Mains electricity and water. Gas central heating. Communal private drainage

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

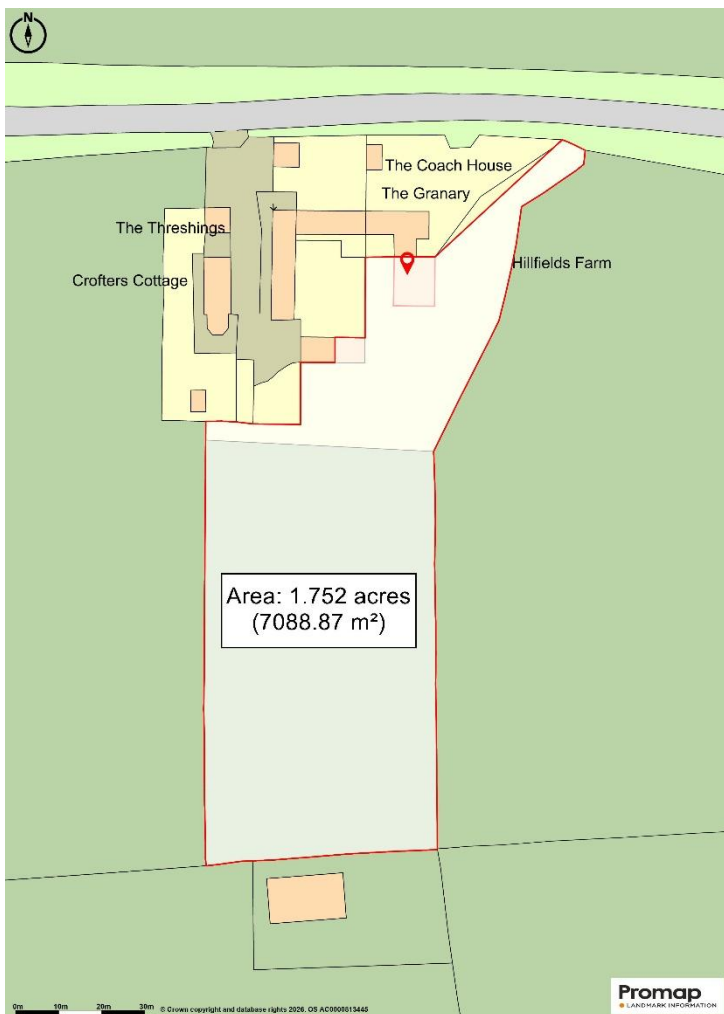
Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words [///trendy.poems.areas](https://www.what3words.com/area/trendy-poems)

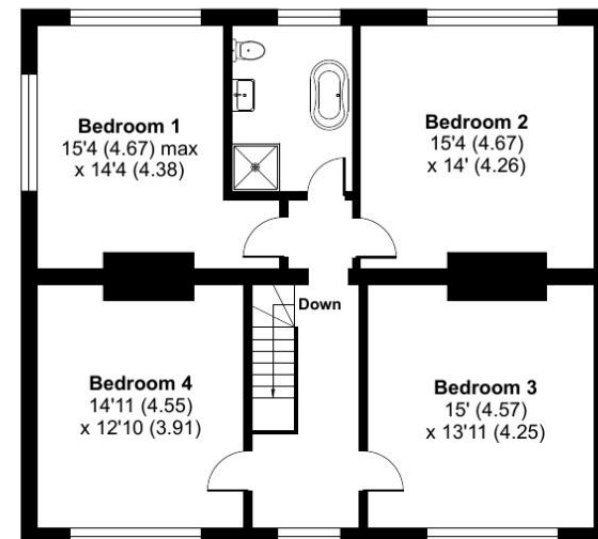




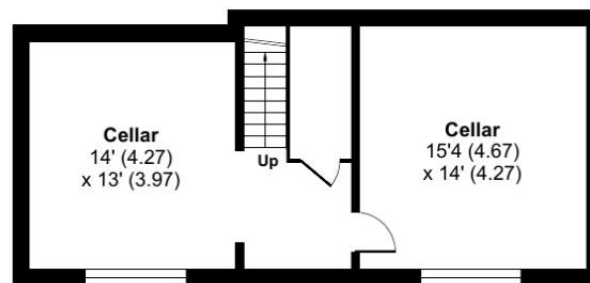


Shatterford Lane, Kidderminster, DY11
Approximate Area = 2604 sq ft / 241.9 sq m
For identification only - Not to scale

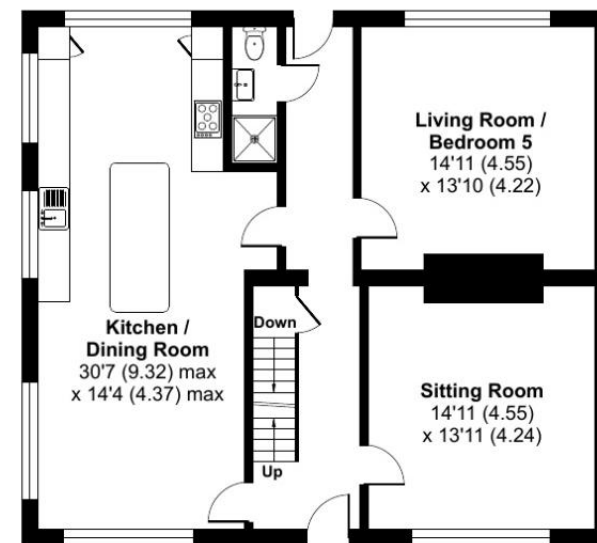
① Floor plan produced in accordance with RICS Property Measurement (2nd Edition),
Incorporating International Property Measurement Standards (IPMS Residential), 1st edition 2020.
Produced for G Herbert Banks LLP, 1007, 1407005



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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