



The  
**LEE, SHAW**  
Partnership

**The Barley, Driers Mews**  
Cakebole Lane, Chaddesley Corbett DY10 4RE

# NEW BUILD BUNGALOW



A stunning new build 2-bedroom detached bungalow occupying a wider corner plot within this exclusive development of just three meticulously-crafted two and three bedroom bungalows in the heart of the beautiful Worcestershire countryside.

Offering an unrivalled location on this corner plot close to Chaddesley Corbett Village and providing 2 bedrooms, 'The Barley' provides high quality accommodation including master with en-suite shower room, house bathroom, study and open plan living and dining kitchen with distinct breakfast kitchen space.

With Horgan Homes' trademark standards of design, build quality and finish coupled with high specification fixtures and appliances, Driers Mews offers everything that discerning buyers can ask for. Highlights of this luxurious effortless living include eco-friendly credentials with PV solar panels, air source heat pump and under-floor heating. This offers ultimate flexibility in terms of furniture layout with the absence of wall mounted radiators.

This stunning bungalow with rustic charm and modern elegance offers a stylish and practical layout, private garden and off-road parking spaces. Additionally, the established hedgerows help the development blend in with the rural area in which it sits.

The exterior Farrow and Ball 'Cromarty' painted windows and door, coupled with an oak canopy porch add to the rustic feel, while Minoli tiling and Roca sanitaryware to the bathrooms set the standards for the luxury interior. Beautifully crafted Ash Grain kitchens will benefit from solid worktops and top of the range Samsung integrated appliances including dishwasher, oven, hob, fridge/freezer, and extractor fan which mean your new home has everything you need from day one. (sample doors on site with solid worktop samples and kitchen door handles. Karndean flooring, carpets and tiling available – subject to the stage of build).

There will be a Management Company in respect of the private driveway of approximately £200 per annum.

Warranty provider – Advantage

Reservation fee - £1,000, 28 days for exchange of contracts subject to prospective purchasers passing all the relevant due diligence and AML checks.

Viewings from Late October 2025

Note: CGI images are indicative only



## LUXURY LIVING

The location just to the South of the quaint English village of Chaddesley Corbett provides excellent amenities including a post office with general store, butcher, three pubs, a hairdresser, dry cleaner and doctors' surgery together with its 12th century Parish Church. It has existed as an important agricultural settlement since Saxon times. Many of the buildings are timber framed black and white with Georgian and picturesque Gothic features.

Nearby villages include Belbroughton and Hagley. It is located within a triangle between the fringe of the West Midlands conurbation, Kidderminster, Bromsgrove and Worcester. Good motorway access exists via the M5, M6, M42, M40 plus easy access to the extensive rail network with stations in Kidderminster, Blakedown and Hagley.

The village boasts two primary schools, Chaddesley Corbett Primary School and the independent Winterfold House School, which each has an associated pre-school nursery. An excellent choice of well-regarded secondary schools can be found nearby, including the state King Charles I School and Sixth Form in Kidderminster and the independent Bromsgrove School.

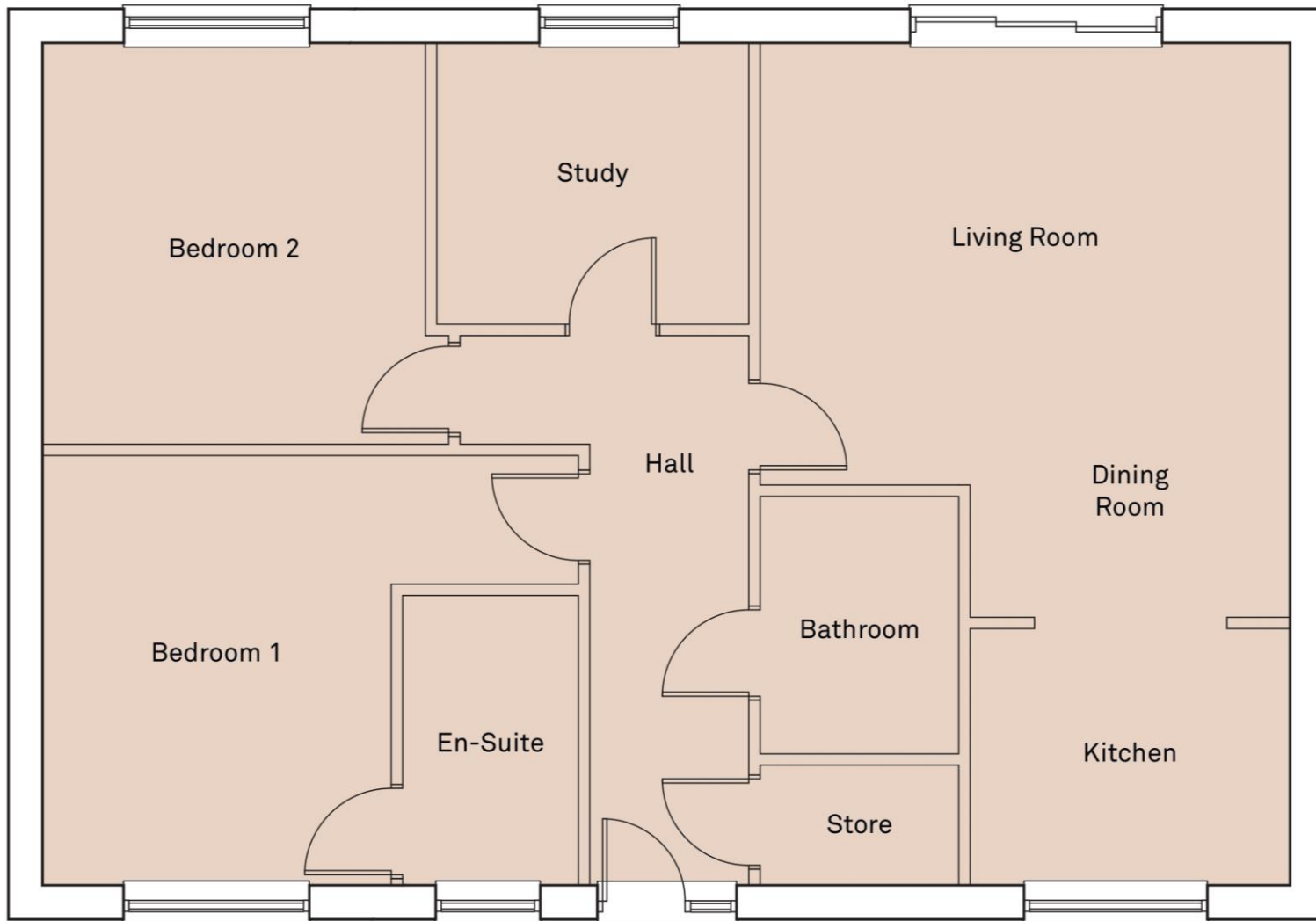
This new select development by the Award-winning Horgan Homes who have many accolades including 'Best residential development' from the UK Property Awards, 'Best Small Housebuilder' 'at the WhatHouse?' Awards, as well as 'Best Contemporary Luxury Housebuilder' at the 2025 BUILD awards. For nearly three decades, Horgan Homes have hand-picked prestige locations to build luxury homes that fit perfectly into existing landscapes.

The property has its own private garden, mains electricity, water and private drainage system. It is located off a private driveway with parking to the side of the bungalow.



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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](http://www.leeshaw.com/downloads/referral-fees.pdf)



# FLOOR PLANS

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**Selling Agents: The Lee, Shaw PARTNERSHIP**

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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.