



Hillview and Old Orchard
Stone Lane | Kinver | Stourbridge | West Midlands | DY7 6EG

 FINE & COUNTRY

HILLVIEW AND OLD ORCHARD

Hillview and Old Orchard present an exceptional opportunity to acquire one of two contemporary, detached five-bedroom homes, each available individually, and thoughtfully designed for modern family life within the highly regarded village of Kinver. Set side by side, each home immediately impresses with its sense of space, light and calm, combining generous proportions, flexible accommodation and high-quality finishes with the ease and reassurance of modern construction.



Accommodation Summary

Arranged across multiple levels, the layout has been carefully considered to suit the way people live today - whether that's busy family mornings, relaxed evenings entertaining, or quiet days working from home. Open-plan living spaces form a natural hub for day-to-day life, while more defined rooms allow family members to retreat when needed. Strong indoor-outdoor connections encourage year-round enjoyment of the outside space, and the thoughtful separation of accommodation across floors offers privacy, flexibility and a sense of calm throughout the home.

Particular attention has been paid to specification and finish, resulting in homes that are well built and thoughtfully considered, with a clear attention to detail throughout. Stylish, well-appointed kitchens and bathrooms, consistent flooring choices and practical features quietly support everyday living, while modern construction methods, high-performance glazing and renewable technologies enhance comfort and energy efficiency without compromising on design.

The location is a real highlight and central to the lifestyle on offer. National Trust-owned Kinver Edge sits at the top of the lane, offering acres of woodland, heathland and panoramic countryside walks almost from the front door. In the opposite direction, the village high street, playing fields and everyday amenities are all within easy reach. Together, Hillview and Old Orchard deliver quality, contemporary homes set within a relaxed, well-connected village environment - ideal for those seeking space, scenery and a strong sense of community.

Each property is offered individually noting the same layout and build specifications.

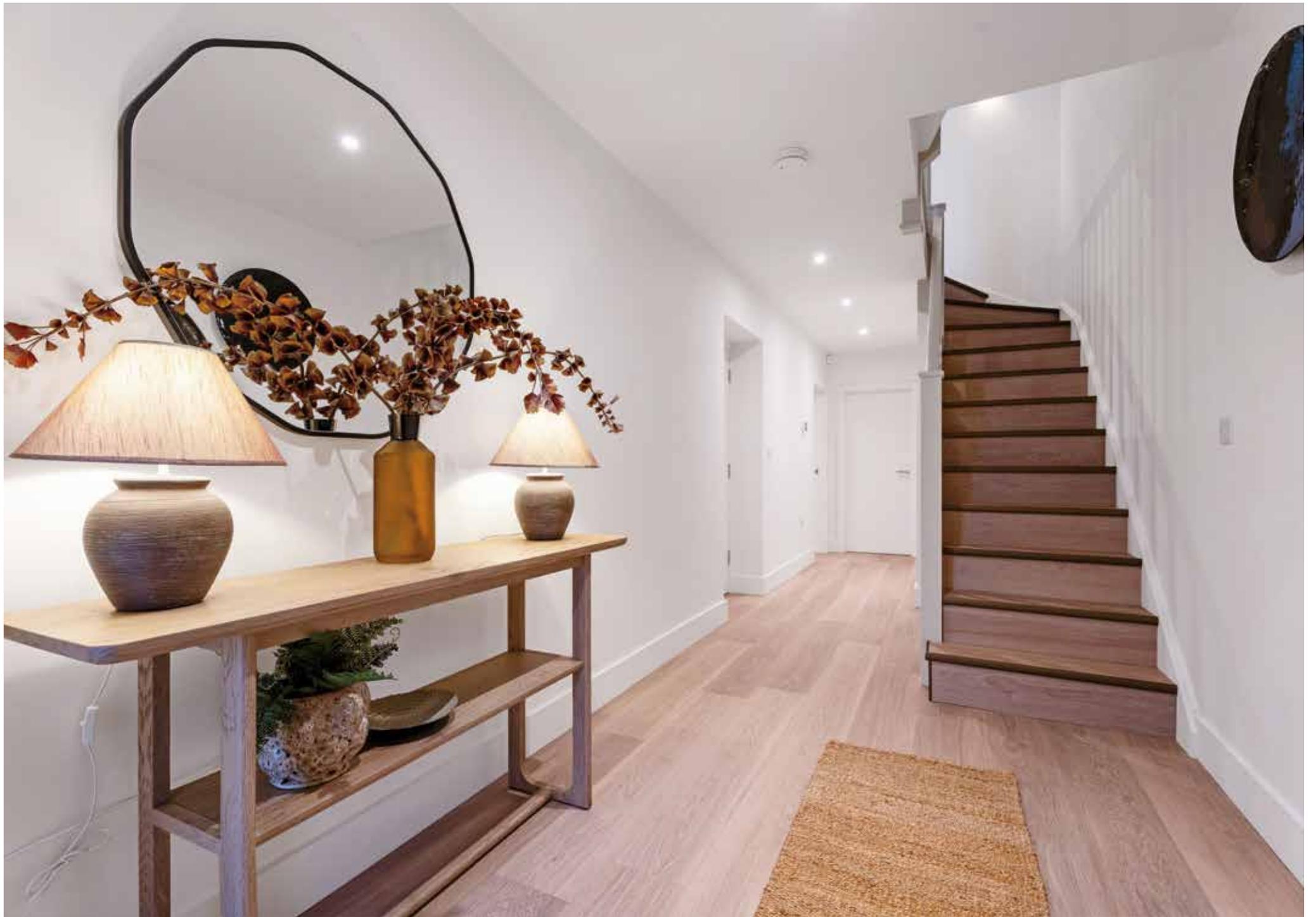
Ground Floor: A composite front door with obscure glazed panels enters into the spacious and welcoming entrance hall, creating an immediate sense of quality, finished with timber-effect Karndean flooring and underfloor heating. Internal access door to the garage.

Bedroom five/study includes a window to the side with a blackout roman blind, ceiling downlights and Karndean flooring with underfloor heating. This versatile room works equally well as a home office, guest bedroom or additional living space, ideal for modern working patterns or flexible family use. The downstairs shower room includes a shower enclosure, storage wash hand basin, illuminated vanity mirror, WC, Bristan chrome hardware, ceiling downlights and extractor fan, porcelain wall tiling and Karndean flooring with underfloor heating.

Utility room with charcoal matt cabinetry, stainless steel sink and tap, space for washing machine and tumble dryer, window to side with roman blind, extractor fan, ceiling downlights and Karndean flooring with underfloor heating.

The staircase rises to the first floor with Karndean flooring, complemented by bronze stair nosings and contemporary painted timber balustrading.







First Floor: An impressive open-plan kitchen, dining and family room forms the heart of the home - designed to bring people together and adapt effortlessly to everyday living and entertaining. Kitchen features include:

- Matte taupe and charcoal cabinetry with bronze hardware
- White quartz worktops with matching hob splashback and upstands
- Island with breakfast bar
- Stainless steel sink with boiling water tap
- Integrated Bosch dishwasher and integrated bin
- Five-ring Bosch induction hob with integrated Miro extractor fan
- Two full-size Bosch ovens
- Full-height Hotpoint fridge and freezer
- Extensive storage and under-cabinet lighting

Finished with Karndean flooring, feature lighting, downlights, central heating radiator and window, alongside bifold doors dressed with sheer curtains. These open onto a south-facing balcony with porcelain tiling, frameless glass balustrade and exterior lighting - extending the living space outdoors and providing the perfect spot for morning coffee, evening drinks or relaxed weekends at home.

Positioned to the rear is the living room with aluminium sliding doors opening onto the garden, this room offers a more relaxed and informal setting - ideal for quieter evenings or as a cosy alternative to the open-plan living space. Karndean flooring, central heating radiators, bespoke curtains and ceiling and wall lighting are included.









Second Floor: A carpeted staircase leads to the second floor, where the landing and all bedrooms are finished with neutral carpeting. Airing cupboard housing hot water cylinder.

A large double bedroom with a window to front dressed with a blackout roman blind. Ensuite shower room with walk-in shower, mirrored wall, wall-hung basin with storage, WC, Bristan chrome hardware, chrome heated towel rail, porcelain wall tiling, Karndean flooring, ceiling downlights and extractor fan. Two further double bedrooms are positioned to the rear, both enjoying garden views, blackout roman blinds and central heating radiators.

Family bathroom with window to the front including a roman blind, Bristan chrome hardware, separate corner shower and bath with handheld shower hose, Mandarin Stone porcelain wall tiling, Karndean flooring, wall-hung vanity basin with storage, illuminated mirror, mirrored wall, chrome heated towel rail, ceiling downlights and extractor fan.

Third Floor: The primary bedroom suite occupies the top floor forming a peaceful retreat, set away from the main living areas. Two rear-facing Velux windows with blackout blinds draw in natural light, while eaves storage to both front and rear provide practical space without compromising the room's sense of tranquillity. The ensuite includes a shower enclosure, wall-hung basin with storage, chrome heated towel rail, illuminated vanity mirror, extractor fan and downlights. Bristan chrome hardware, porcelain wall tiling and Karndean flooring.













Outside: A contemporary block-paved driveway sets the tone on arrival, leading to a rendered entrance canopy with integrated garage and front door. A feature stone-clad wall with exterior lighting adds visual interest, together with an EV charging point and side access gate to the rear garden. Designed for ease of maintenance and outdoor enjoyment, the rear garden features a generous porcelain stone terrace with steps leading up to a raised artificial lawn area. Planting borders, side gated access leading to the front and exterior lighting complete the space, making it ideal for entertaining, family use or relaxed evenings outdoors.

Garage with automated and insulated up-and-over door, central heating radiator, Baxi 800 combination boiler, ICS solar generated battery storage, hot and cold water taps and multiple power points.





LOCATION

Kinver is a well-established and highly regarded village, valued for its strong sense of community and its balance of countryside living with everyday convenience.

Set on the western edge of Staffordshire, close to the Worcestershire and West Midlands borders, Kinver enjoys a semi-rural setting with open countryside close at hand. Kinver Edge lies at the top of the lane and offers miles of woodland and heathland walks, while the Staffordshire and Worcestershire canal runs close to the village, providing attractive towpath walks, cycling routes and a peaceful waterside setting.

The village centre is easily accessible and forms the heart of local life, with independent shops, cafés, pubs and restaurants, alongside everyday amenities including a doctors' surgery, well regarded local schooling and recreational facilities. Community events and clubs contribute to the village's friendly and well-connected atmosphere.

Kinver is well positioned for access to surrounding towns. Stourbridge and Kidderminster provide more extensive shopping, leisure, and mainline rail services, while Wolverhampton and Birmingham offer wider employment, cultural and transport opportunities.

Road links are convenient via the A449 and A456, with onward access to the M5 and M6. Rail services are available from Stourbridge Junction, offering frequent connections to Birmingham, Worcester and onward national routes. Further services are available from Kidderminster and Wolverhampton, including direct intercity services to London.

Overall, Kinver offers a relaxed and sociable village lifestyle, combining countryside and established amenities with strong transport links.





Utilities, Services and Property Information

Tenure – Freehold.

Council Tax Band – G.

Local Authority – South Staffordshire.

EPC – Rating TBC.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains and solar panels (owned outright).

Water Supply – Mains.

Drainage and Sewerage - Mains.

Heating – Mains gas. Underfloor heating to ground floor, central heating radiators to upper floors – Baxi combination boiler and Ideal hot water cylinder.

Windows & Glazing - High-performance, energy-efficient double-glazed windows throughout, designed to enhance thermal efficiency and acoustic comfort.

Broadband - Full-fibre ultrafast (FTTP) broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Integrated single garage with driveway parking.

Property Information - Alarm system and sprinkler system installed. Electric vehicle charging point – 7kw. Advantage 10-year build warranty. Shared access between Old Orchard and Hillview to gain access to the rear garden.

Additional Information - Please note the internal room imagery is of Hillview with window dressings included within Hillview only, which is presented as a dressed show home. Furnishings within Hillview are available by separate negotiation, offering a turnkey, move-in-ready opportunity.

Directions

Postcode: DY7 6EG

what3words: ///wishing.report.easygoing

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster on 01384 958811.

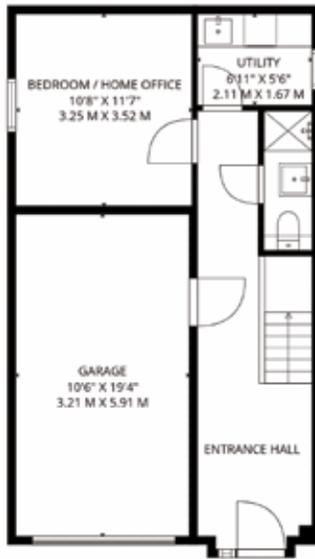
Website

For more information visit <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

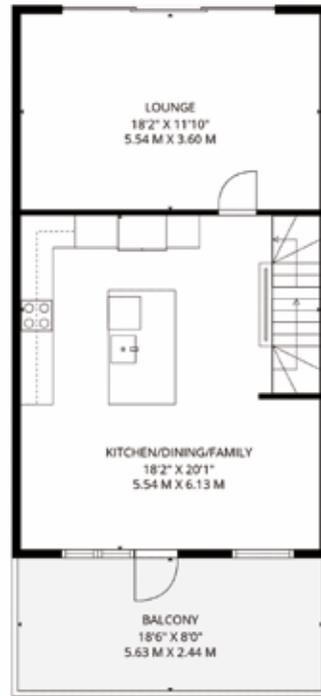
Opening Hours

Monday to Friday 9.00 am - 5.30 pm

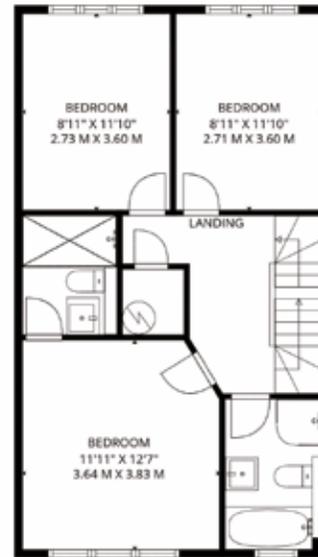
Saturday 9.00 am – 1.00 pm



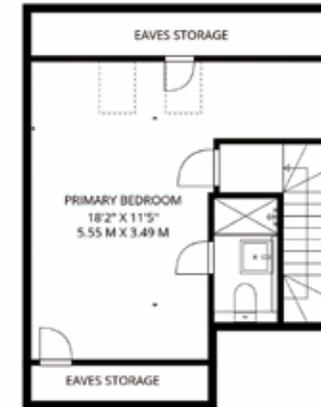
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA: 1738 sq ft, 161 m2
 LOW CEILINGS: 93 sq ft, 9 m2
 GARAGE: 204 sq ft, 19 m2 BALCONY: 148 sq ft, 14 m2

OVERALL TOTALS: 2183 sq ft, 203 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



EPC t.b.c.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home



CRAIG JACKSON

PARTNER AGENT

Fine & Country Stourbridge and Kidderminster
T: 01384 958811 | M: 07515 389008
craig.jackson@fineandcountry.com

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Fine & Country
Tel: +44 (0)1384 958811
stourbridge@fineandcountry.com
The Old Custom House 1 Church Street, Stourbridge, West Midlands, DY8 1LT

