



The  
**LEE, SHAW**  
Partnership

# HAMILTON HOUSE, 4 MANOR GARDENS

Hackmans Gate, Clent, DY9 0FA





## A HOME DEFINED BY LUXURY

Hamilton House is far more than just a home. Set beneath the National Trust's Clent Hills, this exceptional property offers refined, modern country living for today's discerning homeowner. Every element has been carefully designed, from the exterior façade that echoes the traditional architecture of its rural surroundings to the beautifully finished contemporary interior. The result is a home that provides space to move, breathe and enjoy luxury living at its finest.

Manor Gardens is an exclusive development, ideally positioned on the edge of the picturesque village of Belbroughton. The village boasts a charming High Street and Village Green, country pubs serving craft ales, a post office, and a thriving community with well-regarded schools and local clubs. Just a few miles away lies Hagley, offering an excellent range of shops, bars and restaurants, along with highly regarded schools. Nearby Chaddesley Corbett is renowned for its traditional black-and-white Tudor buildings, while the Clent Hills are quite literally on the doorstep—perfect for scenic walks in every season.

For commuters, train stations at Blakedown and Hagley provide convenient rail links, while Junctions 3 and 4 of the M5 offer excellent motorway access. Birmingham, Worcester and the wider West Midlands conurbation are all easily accessible.

# GROUND FLOOR

The accommodation is both generous and versatile, comprising five bedrooms, three with en-suite facilities, complemented by a luxurious family bathroom. The ground floor features an impressive reception hall with a striking central staircase and galleried landing above, a stunning open-plan kitchen and family room, a separate lounge that can be opened into the dining room, a study, utility room, guest cloakroom and an integral three-car garage.

Gas-fired central heating is installed throughout, with underfloor heating to the ground floor creating a sleek finish and flexibility for furniture layout. Bi-fold doors open from both the kitchen/family room and the lounge onto the attractive rear garden, seamlessly connecting indoor and outdoor living. Bathrooms and en-suites are beautifully appointed with Villeroy & Boch sanitaryware, Hansgrohe fittings and Porcelanosa tiling, while low-level LED lighting adds a subtle, thoughtful touch to the principal en-suite, main bathroom and cloakroom.

The luxury kitchen by McCarron & Co features dovetailed drawer units, Farrow & Ball painted in-frame cabinetry, quartz work surfaces and an excellent range of integrated Siemens appliances, including an induction hob, two ovens, two warming drawers, dishwasher and fridge. Porcelanosa tiling continues through the kitchen and bathroom areas, reinforcing the high-quality finish throughout.









# THOUGHTFULLY DESIGNED ACCOMMODATION

The property is approached via electric gates leading to a private shared driveway, enhancing both privacy and security. The gardens have been expertly landscaped by the current owners and enjoy open views across adjoining woodland, benefitting from a desirable southerly aspect.

A block-paved private driveway provides ample parking, turning space and an electric car charging point. A canopy porch and front door open into the central reception hall, where a glazed balustrade staircase leads to the galleried first-floor landing.

The open-plan kitchen and family room forms the heart of the home, designed with distinct zones for cooking, dining and relaxing, and centred around a large island with breakfast bar seating. The lounge offers a welcoming retreat, with a log burner providing a cosy focal point during the winter months, while bi-fold doors open onto the sunny rear garden in spring and summer.



## FIRST FLOOR



A well-proportioned utility room provides generous space for appliances and offers internal access to the triple garage, which is fitted with remote-controlled doors.

The first-floor galleried landing is spacious and light, offering room for occasional seating, a front-facing window and useful storage. The impressive principal bedroom suite features a dedicated dressing room and a well-appointed en-suite. There are four further bedrooms, two with their own en-suites, and a particularly large family bathroom fitted with a bath, vanity unit and a generous rainfall shower, finished with high-quality fittings throughout.

The rear garden is a true highlight of the property, providing a wonderful space for relaxing and entertaining. Designed to maximise the open outlook beyond the boundary, it creates a strong sense of space without the need to maintain additional land.





**WE DON'T SELL HOUSES,  
WE SELL HOMES.**









## ADDITIONAL INFORMATION:

- Built by Horgan Homes, renowned for quality craftsmanship and attention to detail.
- Residue of a 10-year LABC warranty
- Traditional brick elevations beneath pitched tiled roofs
- Gas-fired central heating with underfloor heating to the ground floor and radiators to the first floor
- All mains services connected
- EPC Rating: B (86)
- Council Tax Band: G
- Tenure: Freehold
- Service charge: £TBC (to cover the private road, landscaped areas drainage pump and electric gates)
- Broadband and mobile signal:  
<https://checker.ofcom.org.uk>



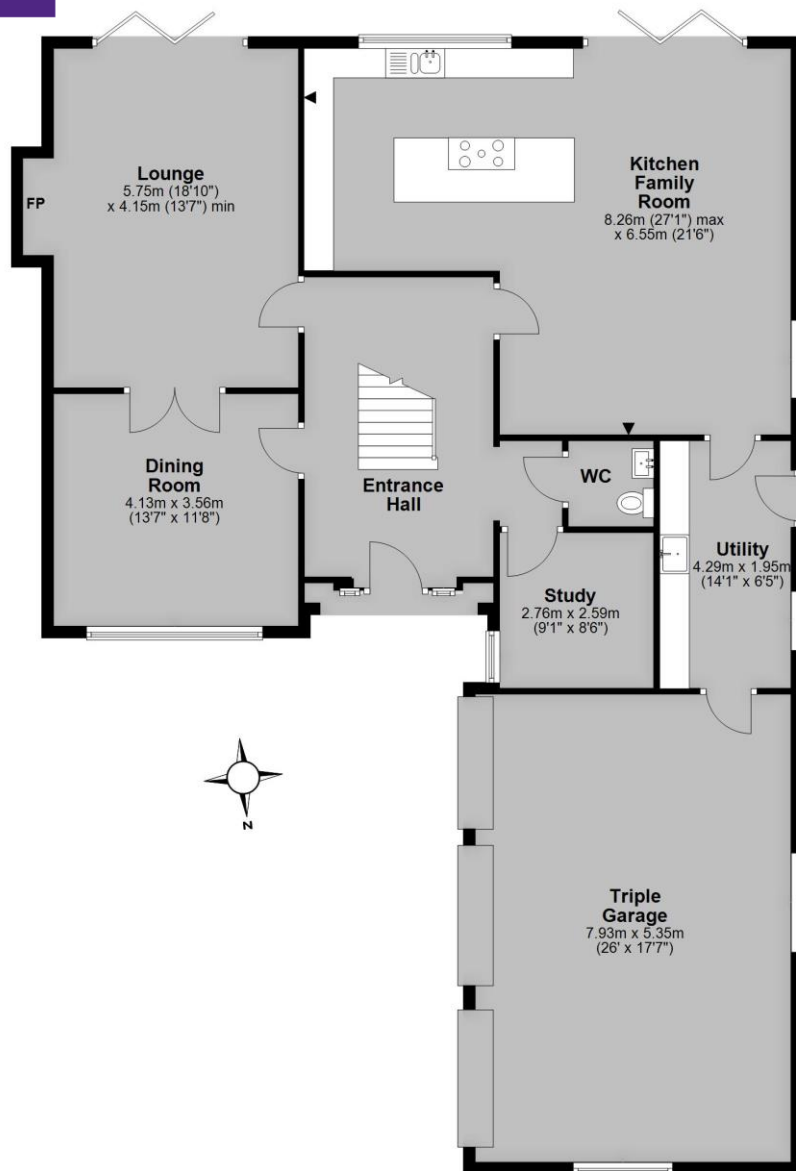






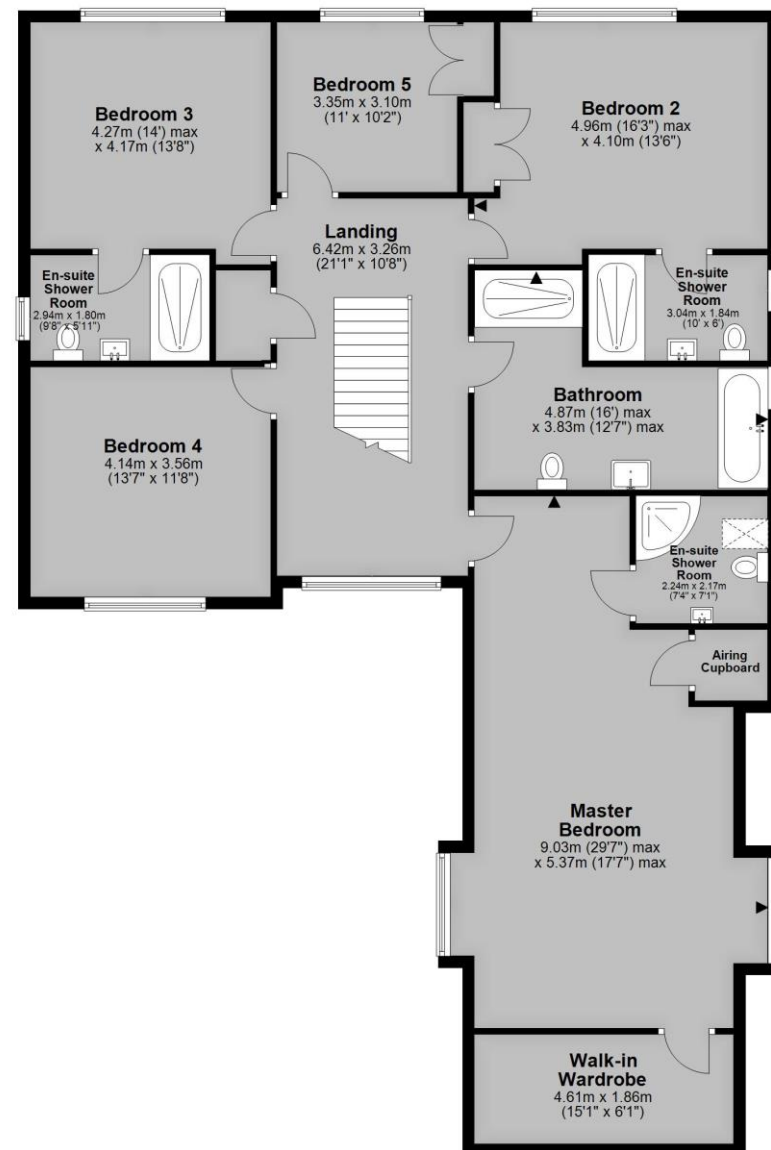
### Ground Floor

Approx. 166.8 sq. metres (1795.2 sq. feet)



### First Floor

Approx. 162.8 sq. metres (1752.0 sq. feet)



Total area: approx. 329.6 sq. metres (3547.2 sq. feet)

FLOOR  
PLANS

# The **LEE, SHAW** Partnership

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VALUE. SELL. LET.

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

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