



WALTON HILL FARM

Welcome to

WALTON HILL
FARM

...a jewel of the Clent Hills





WALTON HILL FARM

WELCOME HOME

The space around us has never been more important, so imagine returning home to the welcoming sight of a beautiful farmhouse, that has been stunningly updated to a very high spec, making the most of its surroundings.

Set in the rolling Clent Hills to the south-west of Birmingham, Walton Hill Farm enjoys a secluded and private position without being too far from both village life and good road or rail connections.

...a jewel of the Clent Hills

ACRES OF SPACE BEAUTIFUL VIEWS

Set in approximately 8 acres of gardens, pasture land, paddock and woodlands, this very special former farmhouse is understood to date back some 300 years and has been extended over time to provide a flexible family home with the option for multi-generational living in a truly unique setting.



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LEX ALLAN GROVE
LOVES...

*...the adaptations to the house that
enhance the outdoor space, making
the home feel part of its beautiful
surroundings*





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WALTON HILL FARM AT A GLANCE

- Exception views across the Clent Hills
- Set in approx. 8 acres
- Stables and car ports
- Flexible layout
- Private and secluded position
- Commuter links within easy reach



“A real feature of this property is the wonderful orangery sun room...”



Approaching the property at the front you reach a centralised hallway with staircase leading to first floor accommodation and doors leading to a lounge area with windows overlooking the garden and the countryside beyond, a feature log burning stove and wooden flooring gives this room a really rustic yet cosy feel. There is a further inner hallway with a second flight of stairs leading to a second landing.



A real feature of this property is the wonderful orangery sun room which is approached off a further reception room with flagstone floors and a another log burning stove.

With bi-folding doors to three sides of this room, it takes full advantage of the breathtaking views.



The farmhouse kitchen with shaker style units is well equipped with fitted appliances and quarry tiled floor. In addition to the main house there is a second kitchen area, storage room, utility, boot rooms, stables and useful separate out buildings for storage.



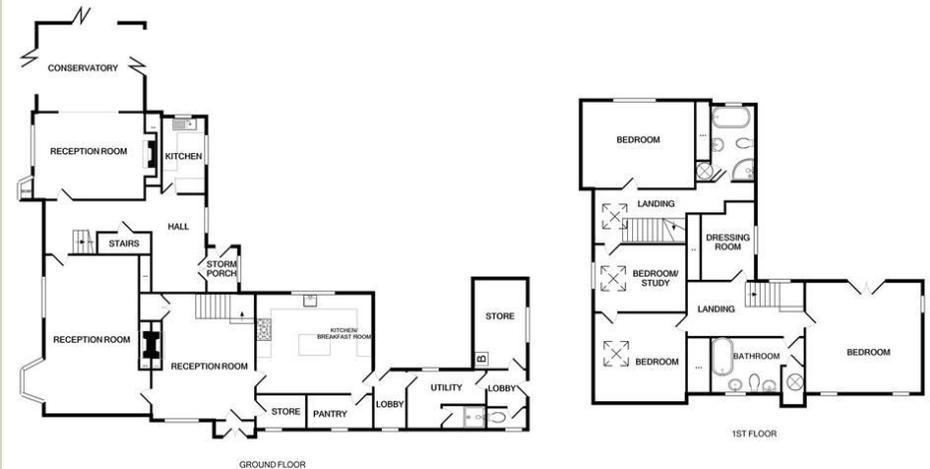
From the first floor landing you will find an adaptable layout with the potential of five bedrooms, an interlinking study and two bathrooms. The stunning master bedroom enjoys floor to ceiling double glazed windows taking in the beautiful views to the rear. The versatility of this wonderful family home offers different living options for the new owner to lovingly make their own and as mentioned, could easily be adapted for multi-generational living as two independent dwellings.



THE BORING BITS

Reception hall/snug	3.6 x 4.1 max 3.6 min (11'9" x 13'5" max 11'9" min)
Kitchen	4.8 x 4.1 (15'8" x 13'5")
Walk in store	1.5 x 2.7 (4'11" x 8'10")
Rear Lobby	1.4 x 2.4 (4'7" x 7'10")
Boot room and shower room	
Rear Lobby	
Boiler room	3.7 x 2.1 (12'1" x 6'10")
Downstairs W.C	
Drawing room/Formal Lounge	4.5 max x 3.2 min x 6.0 x 6.6 (14'9" max x 10'5" min)
Hallway - Stairs ascending to first floor accommodation	
Sitting room	4.7 x 3.6 (15'5" x 11'9")
Open plan entrance to sun room	4.2 x 3.9 (13'9" x 12'9")
Second kitchen	3.2 x 2.3 (10'5" x 7'6")
Rear Lobby	
Storage Space	
Second landing - Doors radiating to	
Bedroom 1	4.9 x 4.6 (16'0" x 15'1")
Bathroom	2.3 x 3.1 (7'6" x 10'2")
Bedroom 2	3.6 x 3.7 (11'9" x 12'1")
Bedroom 3	4.7 x 3.7 (15'5" x 12'1")
Study area/linking room	2.8 x 3.4 (9'2" x 11'1")
Dressing room/Bedroom 5	3.4 max x 2.8 min x 2.1 (11'1" max x 9'2" min x 6')
Second bathroom	4.0 x 3.1 max x 1.9 min (13'1" x 10'2" max x 6'2"

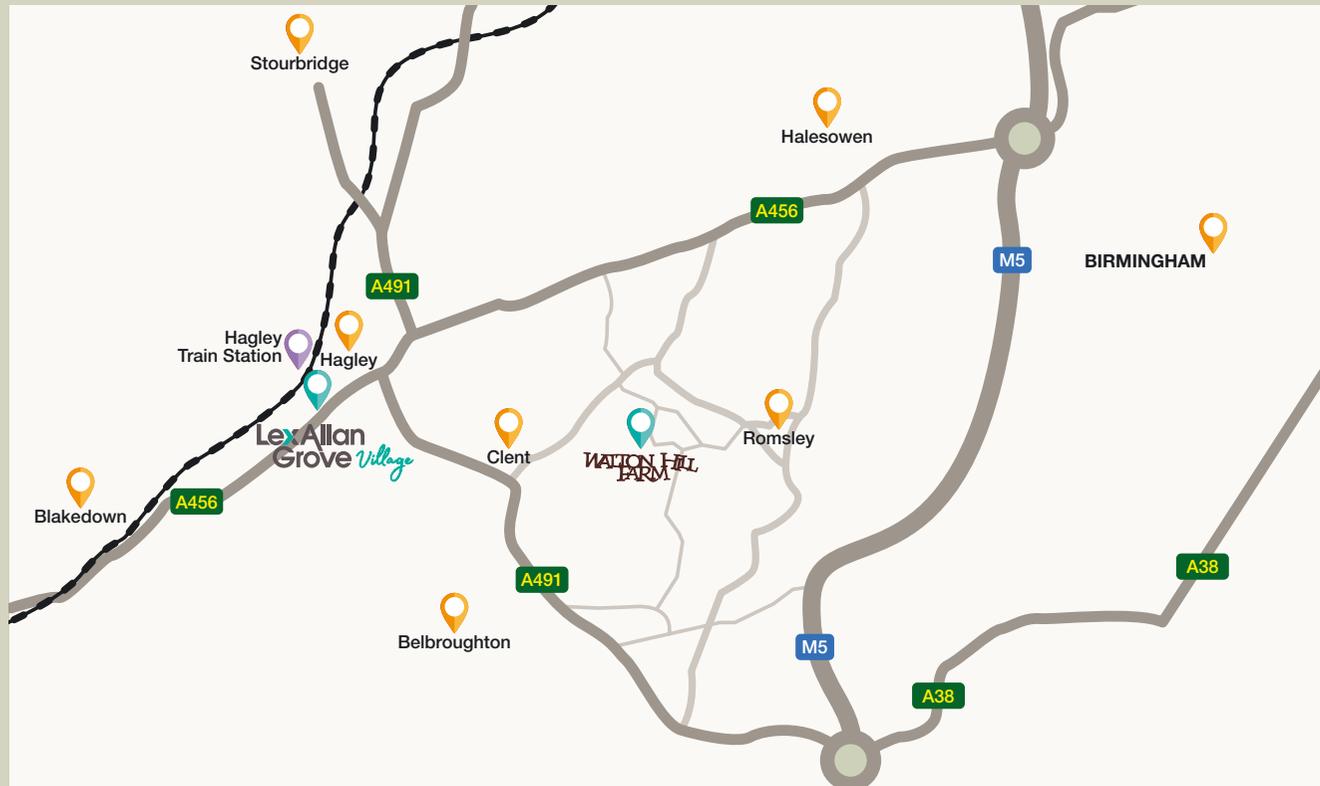
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Metropix 12/219

LOCATION

Walton Farm House is set in a stunning elevated position with far reaching views offering the usual benefits of those looking to explore outdoor pursuits. It is an ideal setting for those looking for horse riding, walking and cycling yet is within easy of urban civilisation. The village of Clent is just a short distance away where the ever-popular public houses and eateries such as The Fountain, The Bell and Cross and The Vine can be found. Nearby Hagley offers further amenities and transport links with regular trains to Birmingham and Worcester as well as a daily train to London. The village of Romsley can also be found one and a half miles away offering great facilities including a post office, butchers and a Co-Op store and both Clent and Romsley offer excellent Primary Schools currently feeding into the Haybridge system.





THE BENEFITS OF MOVING TO THE AREA

- Outstanding primary and secondary schools
- Train station with links to Worcester, Birmingham and London
- Midlands motorway network on your doorstep
- Surrounded by the beautiful Worcestershire countryside
- Great community spirit





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AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage.

TENURE: References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.



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