



...doing things differently

Walnut Tree House, Field Lane,
Clent, Worcestershire DY9 0JA

Price Guide £1,500,000

STUNNING FIVE BEDROOM GENTLEMAN'S RESIDENCE SITUATED IN THE PICTURESQUE VILLAGE OF CLENT.

Walnut Tree House is a substantial five bedroom gentleman's residence situated in the popular village of Clent in Worcestershire. Clent provides a wonderful base for those wishing to enjoy the obvious benefits of rural living yet staying within easy reach of urban civilization. Surrounding countryside is criss-crossed with delightful nearby National Trust Clent Hills and the historic village of Belbroughton has long provided popular riding country. Field Lane gives an excellent opportunity for those looking for easy access to commute with Hagley a short distance giving opportunities for trains to Kidderminster, Worcester, Birmingham and London also having the convenient of the nearby junction 4 M5.

This wonderful extensive family home is presented stylishly and to high decorative standard, extensive and established secluded gardens measuring approximately 1 acre to the rear and has the benefit of a swimming pool with granite terraces that lead to extensive lawned area, mature planted borders, also included in the garden is an entertainment suite including snooker and pool room with bar.

Walnut Tree House comprises of entrance hall, magnificent open plan kitchen family space, utility, double garage, lounge, separate dining room, sun-room, five bedrooms, self contained entertainment suite. Internal inspection is highly recommended. EPC=E



Lex Allan Grove loves...

the secluded south facing garden
and swimming pool







Approach

Via electrically operated gates which in turn lead to a drive in drive off driveway with extensive parking for numerous vehicles. There is a detached garage used as a useful store, mature borders and door giving access to:

Entrance hall

Having ceramic tiled flooring, part oak panelling to walls and as throughout has solid oak doors to each room from the hallway with access to:

Downstairs w.c.

With double glazed obscured window to front, w.c., pedestal wash hand basin, central heating radiator, complementary tiling to walls and floor.

Dining room 12'1" x 18'0" (3.7 x 5.5)

Double glazed patio door to rear, double glazed windows to front and side, feature living flame gas fire with surround.

Lounge 25'7" x 12'1" (7.8 x 3.7)

Two double glazed windows to rear overlooking terrace and swimming pool, living flame gas fire and surround, t.v. point, coving to ceiling, feature oak dresser, central heating radiator and entrance to sunroom.

Sunroom 11'9" x 5'2" (3.6 x 1.6)

Having double glazed arched windows and door giving access to terrace and swimming pool.

Extended kitchen 28'6" x 19'8" max 13'1" min (8.7 x 6.0 max 4.0 min)

The kitchen is the heart of the house and has been extended to create this wonderful versatile accommodation kitchen living space. Three double glazed windows to front filling this room with light, range of high quality base units with granite work surfaces over, five ring gas hob, range of white base units with integrated wine rack, feature basket drawer set, integrated fridge and freezer, integrated double oven with coffee machine, centre island to include one and a half bowl sink with drainer with granite work surfaces and fittings matching units below, inset ceiling light points, large grey porcelain tiling to floor, door leading to cellarette pump room offering useful storage area, this also is a useful area to the mechanisms for the pool and feature fish tank which is inset in the kitchen area. Open plan access leading to:

Utility 12'5" x 7'2" (3.8 x 2.2)

Double glazed door to rear, matching wall and base units to the kitchen, granite work surface, plumbing for automatic wash machine, wall and base units and door leading to garage.

Dog leg landing

Double glazed windows to front, storage cupboards, the landing meanders to further corridor landing with double glazed windows to front and rear filling this area with light, access to potential family annexe including bedroom four and five/living space.









Bedroom one 16'0" x 12'1" (4.9 x 3.7)

Double glazed window to rear, fitted wardrobes and dressing table and entrance to:

En-suite shower room

Double glazed obscured window to front, w.c., shower cubicle, pedestal wash hand basin, heated towel rail, complementary tiling to walls and floor.

Bedroom two 11'9" x 12'1" (3.6 x 3.7)

Double glazed window to rear, central heating radiator, fitted wardrobes and dressing table.

Bedroom three 12'1" x 8'10" (3.7 x 2.7)

Double glazed window to rear, fitted wardrobes.

Bedroom four 13'9" x 10'9" (4.2 x 3.3)

Double glazed window to front, fitted wardrobes, central heating radiator, door giving access to Jack and Jill shower room.

Bedroom five/living room 14'9" x 11'1" max 8'10" min (4.5 x 3.4 max 2.7 min)

Double glazed window and door to rear elevation, inset ceiling light point, t.v. point. Door front his room gives access to a fire escape or potential separate entrance in turn giving access to terrace area and swimming pool.

Jack and Jill en-suite shower room

Pedestal wash hand basin, shower cubicle, complementary tiling to walls.

Family bathroom

Two double glazed windows to front, P shaped bath with shower over, w.c., pedestal wash hand basin, complementary tiling to walls, heated towel rail.

Garage 19'8" x 16'4" max 15'5" min (6.0 x 5.0 max 4.7 min)

Electrically operated up and over door, door to utility area.

Garden

Set in approximately 1 acre Walnut Tree House sits handsomely in this mature garden, large terrace seating area with granite tiling around the beautiful swimming pool. This raised terrace continues to extend to barbecue area and in turn steps lead down from here to the extensive lawn with mature borders including Walnut tree, Rhododendrons and beautiful flowering Magnolia tree. Beyond the garden you will find a garden store with double glazed windows, this door is hidden away behind the entertainment suite.

Entertainment suite 34'5" x 31'5" min 47'10" max (10.5 x 9.6 min 14.6 max)

This fabulous family space has double glazed window and door to front, fitted with its own bar with oak bar tops, fridge and beer pumps, self contained unit also has its own cellar area and beer pump system. W.C. with wash hand basin. The main area is currently used as a snooker and pool room and is connected to sky sports.

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.

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/residency. 3. Verification of the source of purchase funds. In the absence of being





Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our Plaiice - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

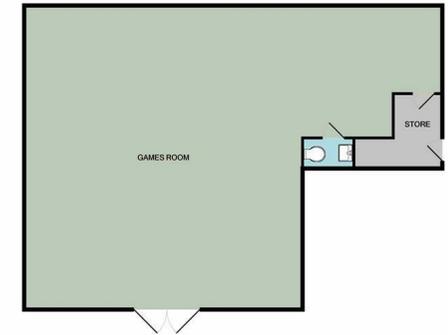
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able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees: We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



Whilst every effort has been made to ensure the accuracy of the floor plan (containing floor, measurements of doors, windows, rooms and any other items and appropriate and no responsibility is taken for any errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and specifications shown have not been tested and no guarantee can be given. Made with Member 120252

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

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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Lex Allan Grove Village

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