



Woodfield House, 93 Belbroughton Road
Blakedown | Kidderminster | Worcestershire | DY10 3JJ

FINE & COUNTRY

WOODFIELD HOUSE

Woodfield House is an impressive equestrian property that features a modern 5 bedroom home with a one bedroom annex over the garage and a heated swimming pool with changing rooms.

Nestled in 5.5 acres of landscaped gardens and open paddocks and only 0.8 mile from the affluent village of Blakedown and 3 miles from Hagley (which has trains direct to Birmingham, Worcester and London), Woodfield House is a property that will certainly impress upon viewing.

Whether you are looking for comprehensive equestrian facilities, or a beautiful family home set in private grounds, this property has it all and provides immediate access to life in the idyllic Worcestershire countryside.



Ground Floor

Entering through the imposing front door you're welcomed by a well lit and tastefully decorated reception hall - an elegant introduction to the house.

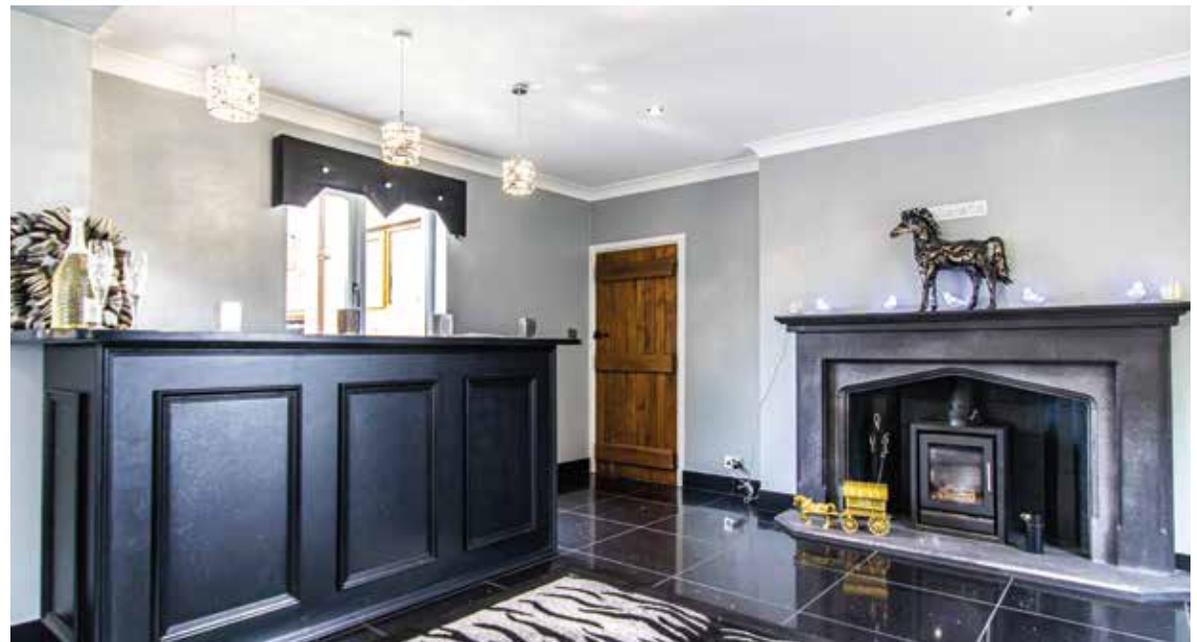
To the right we have a reception room set up as a bar and living room with a feature log burner.

Straight ahead we have another reception room that could be utilised as an office or formal dining room.

To the left, we enter the large and modern open plan kitchen and dining area which is truly the heart of this home. There is an impressive island with granite surfaces, integrated high end appliances and plenty of storage. It is a bright and airy space, served by a substantial pitched, glass roof and French doors leading out onto the patio – perfect for al fresco dining, where you and your guests can soak in the garden views and beyond.

Moving further through the home we have another reception room, currently functioning as a living room that offers a cosy feel courtesy of its log burner. This room also has views of the garden and fields, and opens out onto the pool area.

There is a well sized utility room next to the kitchen, plus a guest toilet and a second staircase that provides quick access to three of the double bedrooms.











First Floor

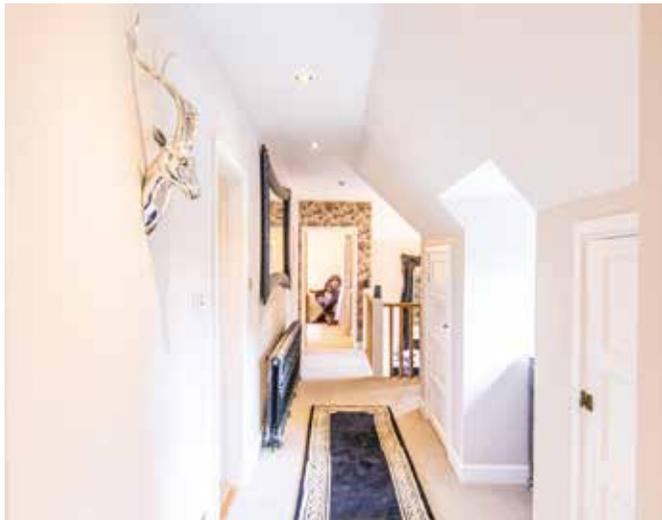
The main staircase leads up to the galleried landing off which are two of the significantly sized bedrooms and the family bathroom which has been created to an impeccable standard with a walk in shower and spa bath.

Further down the hall we find the second stairway, leading to two more bedrooms, the first of which is served by its own large ensuite bathroom, meanwhile the main bedroom is not only afforded its own ensuite as well, but comes with a dressing room too.

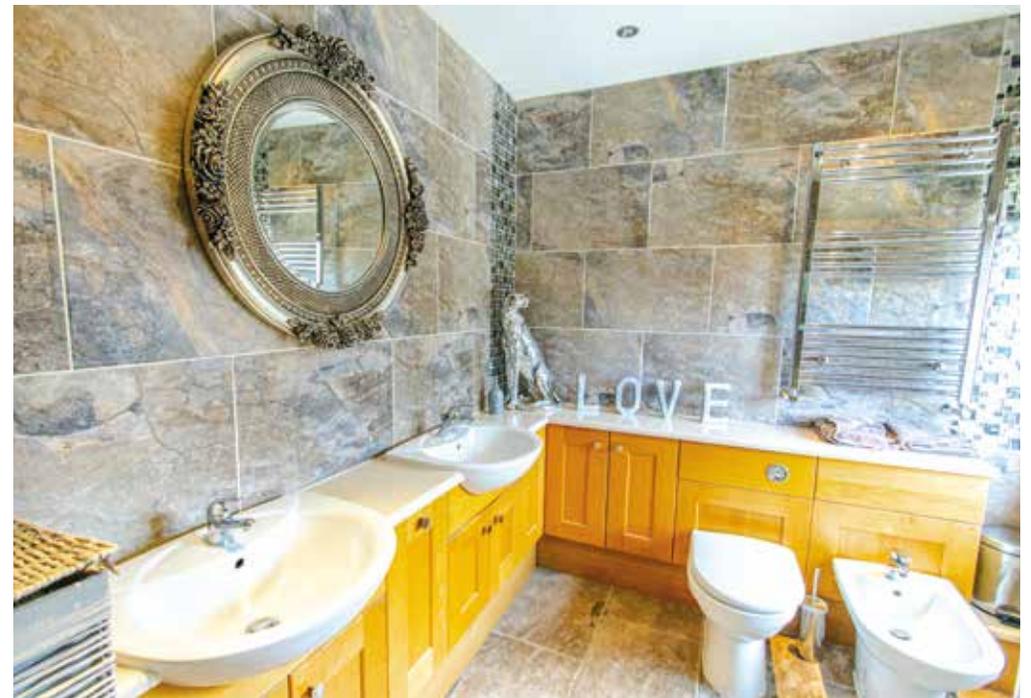
All bedrooms and bathrooms have been decorated to a very high standard that will certainly impress.











Outside

Approached via its own private driveway and through impressive electric gates from Belbroughton Road and tucked away in a wooded position, there is ample parking for several vehicles and a large lock-up double and single garage.

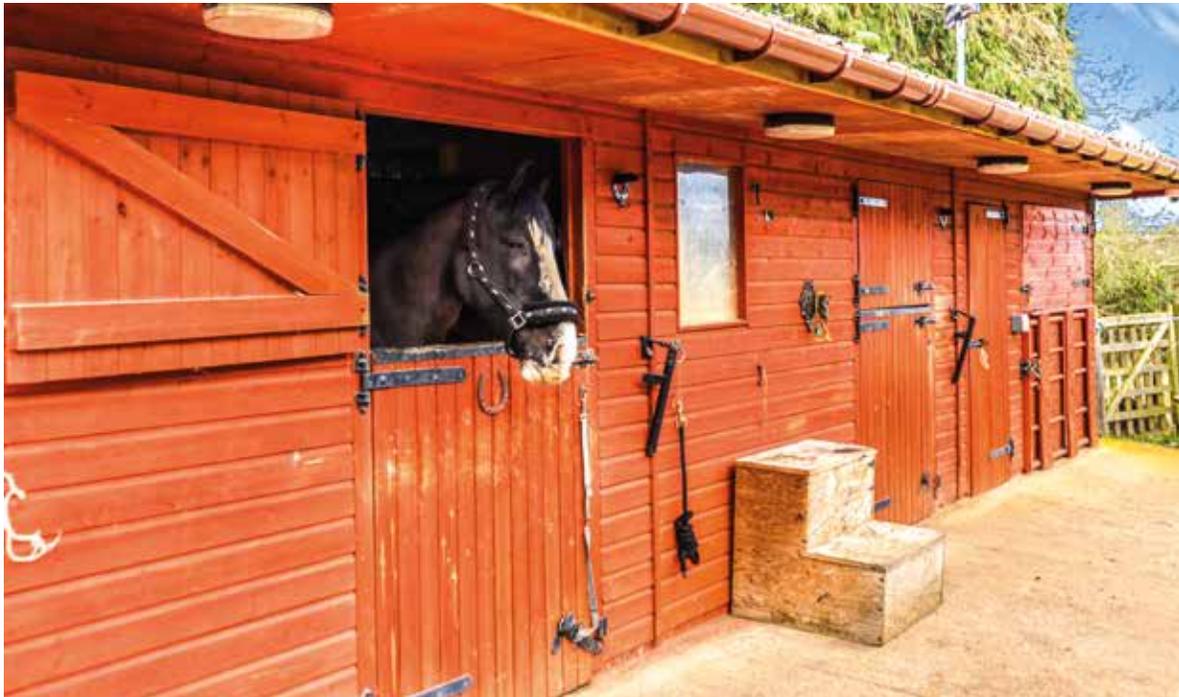
The double garage has a self contained annex above that is currently being utilised as a gym including a bathroom which overlooks the swimming pool and fields.

The heated swimming pool is a fantastic place to entertain and enjoy all year round with its own changing room /bathroom.

The formal and private gardens of Woodfield House are manicured and provide plenty of enjoyment for the current owners. A large terrace on the south side provides an excellent area for entertaining, whilst offering spectacular countryside views. Surrounding the house and giving it both shelter and privacy are an abundance of conifers including spruce, pine cedar and fir trees through which are wonderful walks and a bridle path on your doorstep.











LOCATION

Principally a residential settlement, Blakedown was historically part of Hagley Parish although mills and forges provided significant employment following the coming of the railway line in 1852. With industry long since departed, the village retains two public houses, The Swan Inn, dating from 1760, and The Old House at Home. There is also a village shop and some excellent sporting facilities including the golf course, tennis club and both football and cricket pitches. The Blakedown Church of England primary school serves the younger members of the vicinity.

The larger settlement of Hagley, with a wider range of local amenities and home to the Grade I Listed Hagley Hall Estate, is only 2 miles to the East and the significant Worcestershire town of Kidderminster, with high street shopping including M&S, is only 3 miles to the West. The Severn Valley Railway may be accessed at Kidderminster with onward passage to the riverside Town of Bewdley, at the heart of The Severn Valley, only 6 miles to the west. The West Midlands Safari Park may be found between these two historic towns. All of which makes for a location that provides for access to the best that North Worcestershire has to offer with a lifestyle of village pubs, shops and amenities; as well as The Clent Hills with a network of country paths and bridleways.

Central Birmingham is 15 miles to the East. It is a city of international importance, both commercially and culturally, as defined by its magnificent Library, Town Hall and Symphony Hall; the home of The Birmingham Symphony Orchestra.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 17 miles south providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

The M5 accessed at Lydiate Ash J4, or Halesowen J3, provides for ready access to the North, East and South East, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5 enables for onward travel to the M40 and London (120). The M5 J6 at North Worcester provides access to the South West, Cheltenham and its Racecourse (42 miles), Gloucester and Bristol (80 miles). The M42 also offers access to Birmingham International Airport (29 miles).

The railway station at Blakedown enables for easy travelling to The Black Country and Stourbridge (6 miles) and thereafter to Central Birmingham for fast onward travelling around the UK and to London.

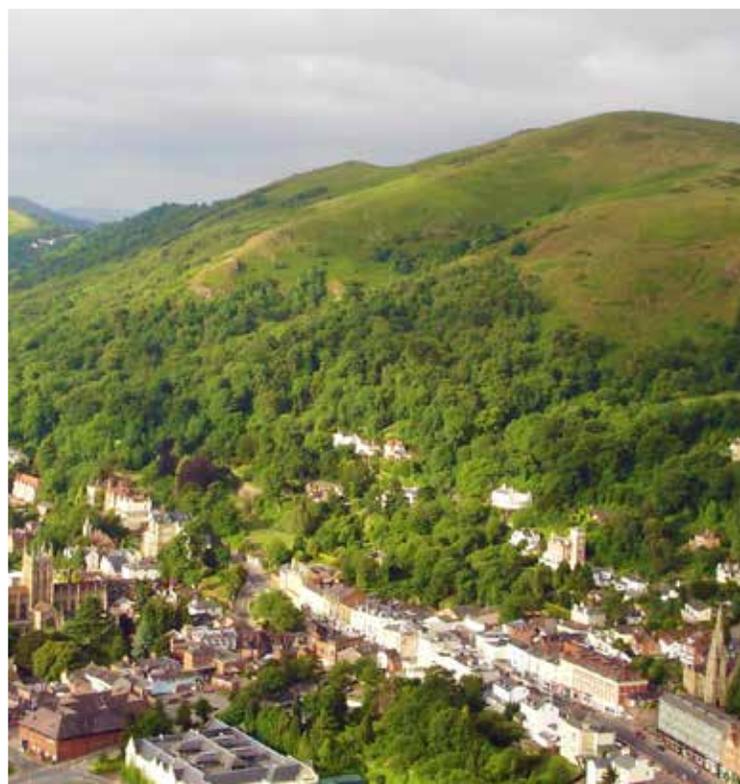
The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is also intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include The Old Swinford Hospital School at Stourbridge, Holy Trinity School at Kidderminster, Heathfield School at Wolverley (4 miles), Bromsgrove School (10 miles), Malvern College (26 miles), The Kings Schools and Royal Grammar School at Worcester (17 miles), and The King Edwards Schools in Birmingham. Winterfold House Preparatory School at Chaddesley is under 5 miles South West.

For days out and recreation, New Wood Lane is well placed for ready access to the North Cotswolds and Broadway (38 miles), as well as Stratford-upon-Avon (31 miles), Great Malvern (26 miles) and The Malvern Hills, and Ludlow (26). The West coast of Wales, at Aberdovey, is 97 miles.



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Modern food emporium





Services

Mains electricity, water and gas.

Tenure

Freehold

Local Authority

Wyre Forest Council
Council Tax Band H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01384 958811 or 07470 097684

Website

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

Opening Hours:

Monday to Friday 8.30am – 6.00pm
Saturday & Sunday 9.00am – 6.00pm



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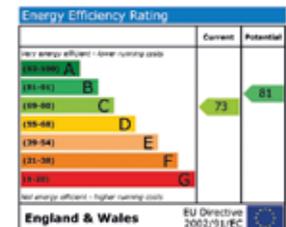
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Woodfield House, Belbroughton Road, Blakedown, DY10 3JJ
 TOTAL APPROX. FLOOR AREA 398 SQ.M

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JAYSON MAVER
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Seven years as Sales Director at a successful advertising agency, a subsequent twelve years as a Project Manager in residential development, and the past five years in luxury real estate sales in the UAE and UK has provided Jayson with the knowledge of how to promote high end property, a keen eye for detail and significant negotiation skills - something everyone selling their home deserves.

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I have to praise Jayson Maver for his superb service. He has been extremely professional, genuine and diligent from the start. Jayson's wealth of knowledge of the property market locally, nationally and globally has ensured good sensible advice throughout. A tremendous attribute of Jayson's is that he clearly understands the time constraints and pressures of the business owner and his experience, wealth of knowledge, communication skills and pro-active nature have allowed us to leave everything in his trusted hands as he has provided a service that has surpassed any estate agent that we have ever instructed before. Jayson is a pleasure to deal with and he has gone above and beyond the expectations that we have had previously by high end property agents in this country. I would highly recommend Jayson and will insist on Jayson's service for any property sale and purchase we make in the future, both in the UK and abroad."

FINE & COUNTRY

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