



CHURCHILL GRANGE

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*Kidderminster 3.9 miles, Birmingham 15 miles, (direct trains to Birmingham and London within
a about half a mile walk), Birmingham Airport 33 miles
(All distances and times are approximate)*

A STUNNING FAMILY HOUSE SITUATED IN A PRIVATE BUT
ACCESSIBLE LOCATION WITH LARGE GARDENS, PADDOCKS AND
BEAUTIFUL VIEWS OF THE SURROUNDING COUNTRYSIDE

ACCOMMODATION

Spacious Entrance Hall | Drawing Room | Dining Room | Stunning Kitchen/
Dining Room | Sitting Room | Study | Utility | Five Double Bedrooms
Indoor Swimming Pool

FEATURES

Indoor Swimming Pool | 'Dayrooms' Kitchen | Open Fires and Log Burners
Extensive Accommodation to Approximately 5,918 sq ft | Fast Broadband

GARDENS

Beautiful Mature Gardens | Terrace | Wild Flower Meadow | Grazing Land
Triple Garage | Stables/ Outbuildings

Set in approximately 11 Acres (4.45 Hectares)



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*Your attention is drawn to the Important Notice
on the last page of the text.*

SITUATION

Churchill Grange is located on the outskirts of the very desirable and well-kept village of Churchill, in the Wyre Forest District. Churchill is a hamlet with a small number of lovely properties, and the very pretty Church of St James the Great. The house is accessed via electric gates along a sweeping drive lined with lime trees leading through the wildflower meadow either side. The drive to the parking area to the side of the house provides an approach with a sense of privacy and space. Positioned at the end of the drive is an attractive, detached house that was built in 1925, and later extended in 2001 and is a fantastic example of a modern country property, and a wonderful family home.

The house benefits from being beautifully private, with far reaching views across the surrounding countryside. Despite the privacy of the house, it has excellent access to the facilities of Kidderminster being just 3.9 miles away, and the benefit of the Churchill & Blakedown Golf Course just half a mile away.







ACCOMMODATION

The house is beautifully appointed and provides a lovely feeling of a very traditional family home, with a contemporary twist. A storm porch leads from the gravelled and stone flagged front drive into the main hall. A lovely spacious room with quarry tile floor, the stairs rising to the first floor and access to a downstairs cloakroom. The house has a lovely flow from the centrally positioned main hall. On the right hand side is the drawing room with bay windows creating a lovely light room with tall ceilings and detailed coving, looking into the gardens and a handsome feature open fireplace with a marble surround.

Also accessed from the central hall is the dining room. With dual aspect bay windows to the gardens creating a lovely light open room for entertaining. There is lovely detail in the dining room to include beautiful coving, and picture rails creating a very traditional feel.

Accessed from the central hall is the key living space of the house, a superb open plan, fully bespoke kitchen, dining, sitting room that has been beautifully appointed to include a 'Dayrooms' kitchen, with granite work surfaces with an island, and an electric Aga. The kitchen is really well appointed to include a built-in electric oven and hob, wine fridge, a dishwasher, Belfast basin, with a second basin in the central island. The room benefits from a lovely engineered oak floor and doors both to the front of the house and onto the patio in the back gardens.

The open plan sitting room and dining room link beautifully to the garden through two sets of French windows creating a lovely large and light open space for family and more informal entertaining with a log burner on a slate hearth.



Next-door to the kitchen is a useful back kitchen which includes a second electric Aga, cupboards for storage and a stable door leading to the front of the house.

Beyond the kitchen is the sitting room with dual aspect windows with lovely views and the perfect room to retreat to in the winter months.

There is a boot room this then leads on through to a wet room and downstairs bathroom. Beyond this is the indoor swimming pool. The swimming pool is approximately 30ft x 15ft and 6ft deep at the deepest part. With two sets of French windows looking towards the garden the swimming pool is a wonderful addition to the house to be used in the summer and winter months, and a great fun space for entertaining.





FIRST FLOOR

The stairs rise from the central hall onto a landing which is a light open space with the benefit of a roof light. The principal bedroom is accessed to the right hand side which includes a double bedroom with dual aspect views of the garden and countryside beyond, with the added benefit of electric blinds on all three windows operated from the bed. There are built in wardrobes and a fantastic large ensuite bathroom. The landing leads onto a further four double bedrooms and a family bathroom all of which are of good proportions and well-appointed, one with an ensuite bathroom with a roll-top bath with lovely views across the gardens.









GARDENS AND LAND

The house stands in approximately 11 acres of gardens and paddocks. To the front of the house is the gravel and paved drive with a turning circle around a rockery surrounded by lawns and borders with mature trees around the boundary providing wonderful privacy. To the back of the house is a terrace leading onto the lawns with a wide variety of mature trees and far reaching views beyond. The vendors have planted over 80 trees to include oaks, sycamores, firs, willow, copper beech and acer. From the terrace a lavender lined brick path leads down to a water feature with a fountain and then continues with a double yew tree hedge either side leading around the edge of the garden.

The gardens have a variety of well-tended mature borders with a wide selection of flowers and shrubs and beyond the more formal gardens are the wildflower meadows providing an oasis for the wildlife. The garden has the benefit of a greenhouse and vegetable patch, a selection of espalier trained apple trees with a garden shed, a stable and a log store attached.

Adjoining the gardens is a beautiful paddock which is perfectly suited for an equestrian or small holding use, with a mains water supply. There is bridleway adjoining the property providing direct access to wonderful hacking in the surrounding countryside.



AGENTS NOTE

There is an overage clause on the paddock. Please contact the agent for further information.





GENERAL REMARKS AND STIPULATIONS

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by private treaty.

SERVICES

Mains electricity and water. Private Septic Tank.

COUNCIL TAX

The property is banded G

FIXTURES AND FITTINGS

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

A full inventory of items of furniture that could be made available will be available on request.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

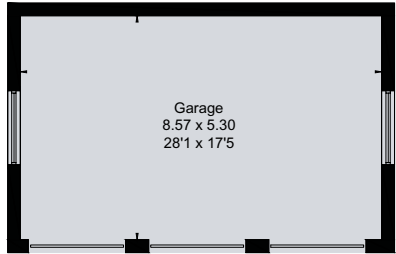
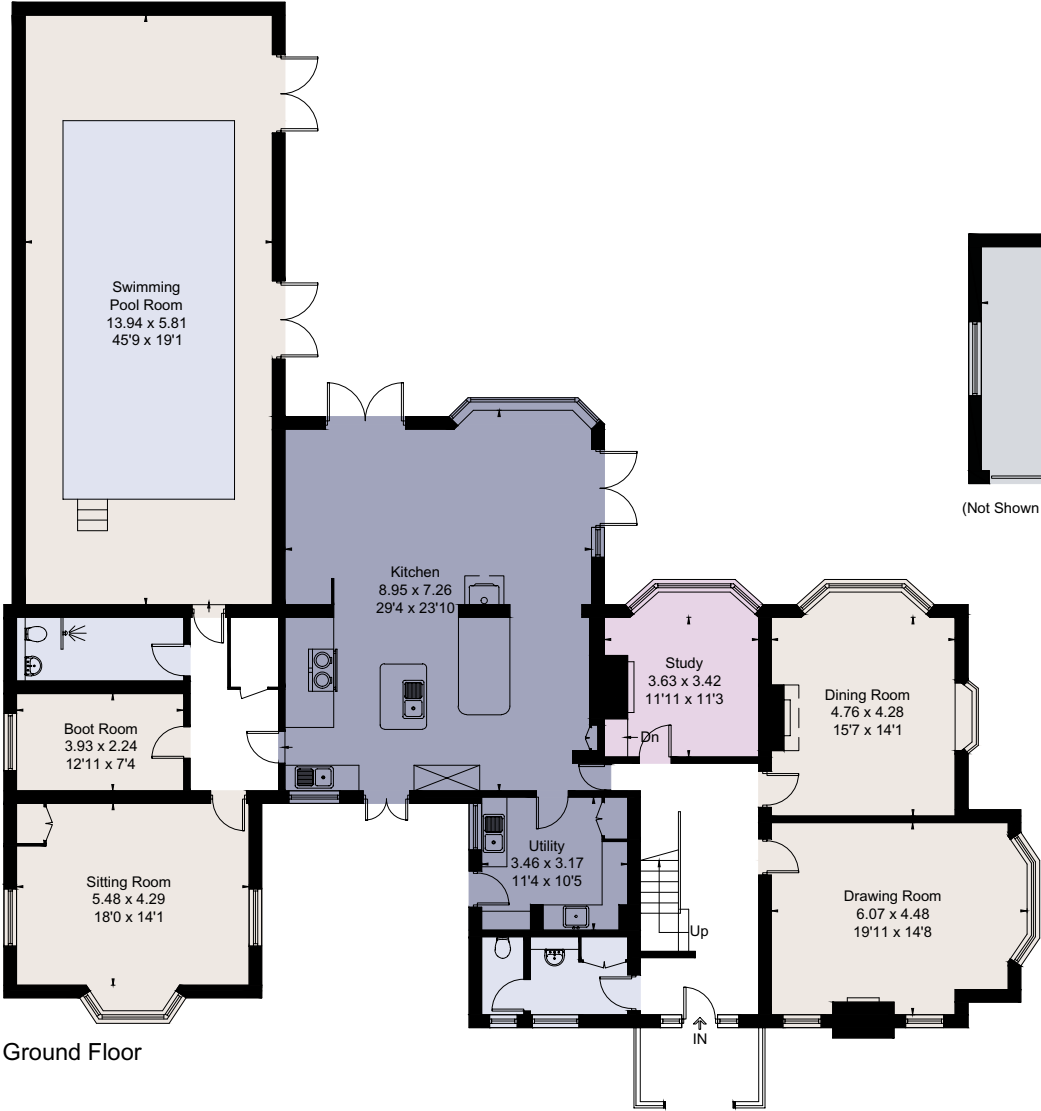
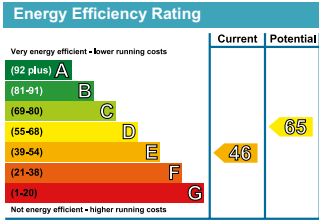
The property will be sold subject to and with the right of benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.



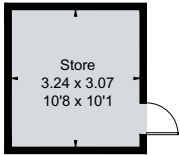


Approximate Area: 494.6 sq m / 5324 sq ft
Store: 9.9 sq m / 106 sq ft
Total: 549.8 sq m / 5918 sq ft (Including Swimming Pool)
Including Limited Use Area (1.5 sq m / 16 sq ft)

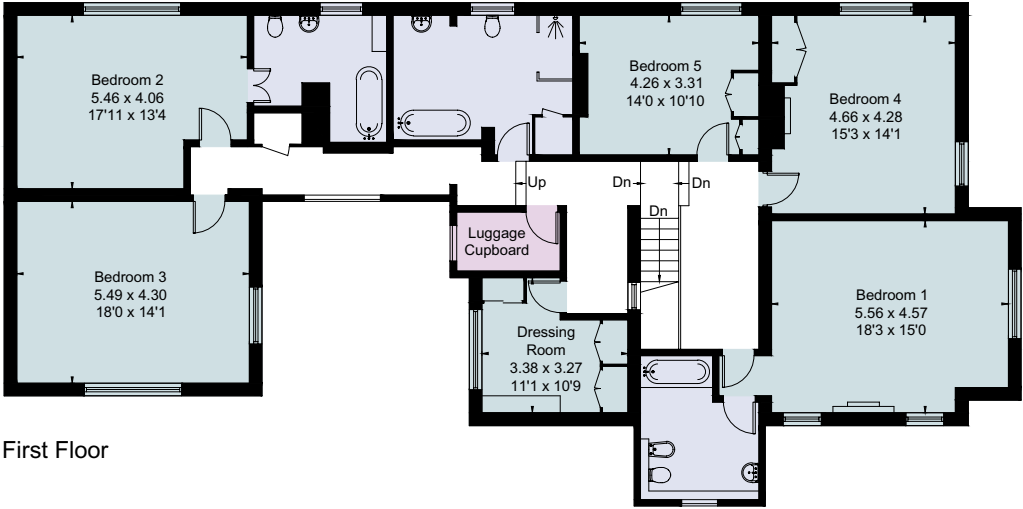
For identification purposes only. Not to scale.



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



LOCAL AUTHORITY

Wyre Forest District Council - 01562 732928

PLANS

For identification purposes only. Not to scale.

MEASUREMENTS

Any areas, measurements or distances are approximate only.

VIEWING

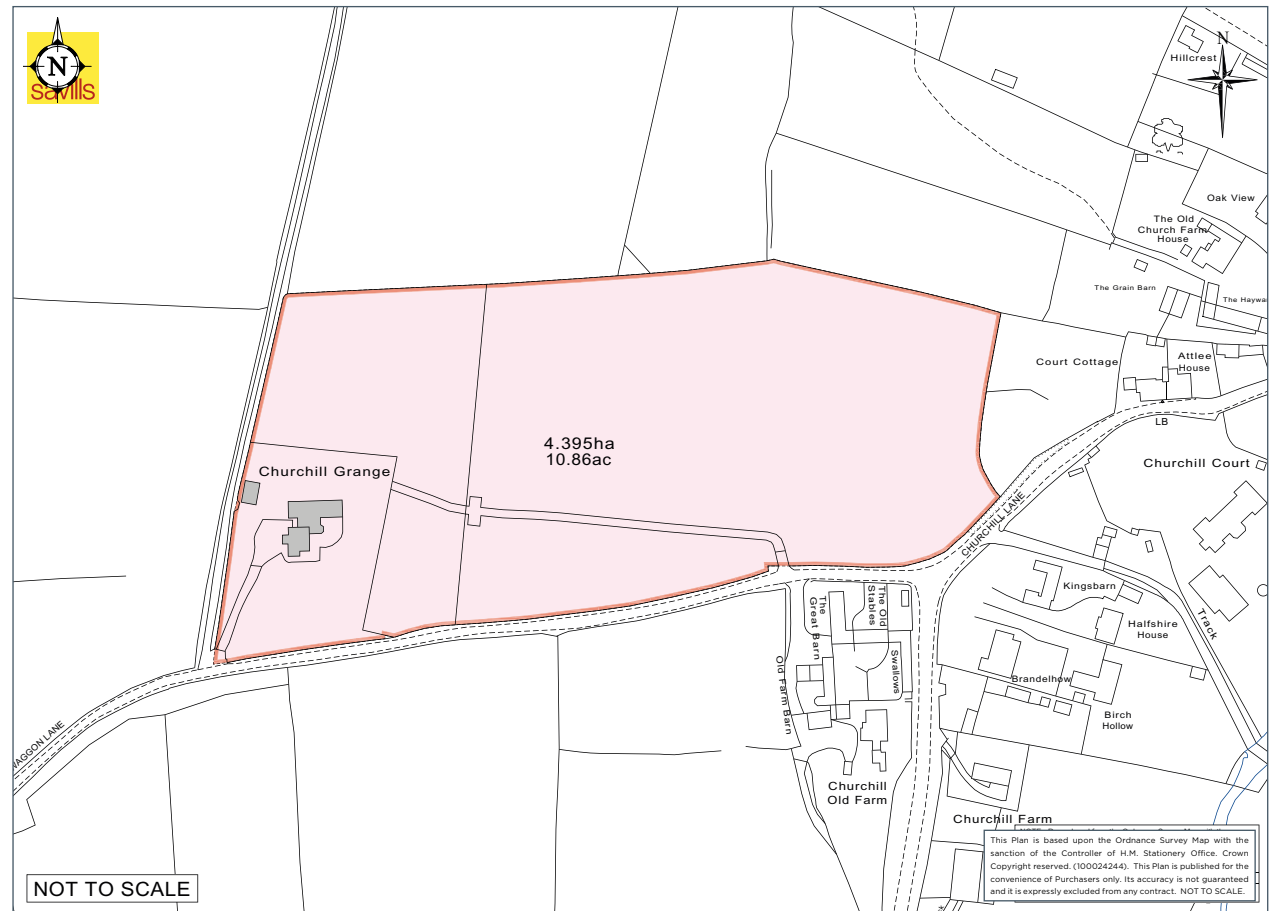
Strictly by appointment with Savills.

DIRECTIONS

Churchill Grange is situated on the outskirts of Churchill, midway between Kidderminster and Hagley with good access to the A456 into Birmingham. The postcode is DY10 3LZ.

The property is located on Waggon Lane, with the access being located just before the junction to Churchill Lane. The postcode will bring you to the original access (now not used) continue past this entrance and the access is through the electric gates which are the next left turn.

What3Words: cheesy.shortens.flukes



IMPORTANT NOTICE

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Brochure prepared: June 2021. Photos taken: June 2021.

21/06/16 AM



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