



THE FIELD HOUSE

Worcester Road, Shenstone, DY10 4ER

Andrew Grant
COUNTRY HOMES



The
Field House

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WORCESTER ROAD
SHENSTONE, DY10 4ER

A very spacious family home in a private setting surrounded by open countryside enjoying superb far reaching views, around 4,198 sq. ft. and 16.43 acres.

Accommodation List

Reception hall, cloakroom, kitchen, pantry, utility room, sitting room, dining room, family room, drawing room.

First floor: master bedroom suite with dressing room and en suite shower room, guest bedroom suite with dressing room and en suite shower room, two further bedrooms, family bathroom.

Mature gardens with a parkland feel, two garages, plentiful parking.

Field of around 12.95 acres.



DIRECTIONS: (DY10 4ER)

From Junction 6 of the M5 proceed north on the A449 towards Kidderminster. Pass through the villages of Ombersley and Hartlebury then bear right onto the A450 Stourbridge Road and proceed under the black bridge. Continue straight over the first roundabout then turn left to The Field House as indicated by the Agent's For Sale board. Continue along the long drive to the electric gates. Drive past the house to the large parking and turning area.

COMMUNICATIONS

(Road) The property is within easy reach of Hartlebury 2 miles, Chaddesley Corbett 3, Kidderminster 5, Ombersley 6, Bromsgrove 8, Worcester 12, Birmingham 20, Birmingham Airport 30, London 125, M5 (Junction 6) 11, M42 (Junction 1) 10 (all mileages are approximate). **(Rail)** Railway stations are available at Hartlebury, Kidderminster and Worcester. **(Air)** Birmingham International Airport offers regular national and international flights and together with the National Exhibition Centre and Birmingham International Railway Station can be accessed off Junction 6 of the M42.

SITUATION

The Field House enjoys a very private setting at the end of a long drive well set back from the road, surrounded by countryside, with views to the west towards Clee Hill, Woodbury Hill and the Abberley Hills, and towards Kinver and the Clent Hills to the north and east. Shenstone is a pleasant hamlet with a pub and hotel, surrounded by beautiful countryside which is crisscrossed with public footpaths and bridleways providing endless opportunities for horse riding, walking and other country pursuits. This delightful, tranquil setting provides quick and easy access to Kidderminster, Bromsgrove and Worcester together with the West Midlands conurbation. Nearby Hartlebury houses the County Museum along with a Post Office and several public houses. Chaddesley Corbett offers a school, church, doctor's surgery, florist, hairdressers, butchers and several pubs. Ombersley is only a short drive away and is renowned for its butchers, delicatessen and selection of public houses and fine restaurants. Kidderminster offers excellent shopping and leisure facilities and a wealth of sporting opportunities including a leisure centre and established football, rugby, golf, cricket and leisure clubs. For more extensive shopping and business needs the cathedral and university city of Worcester is close by, and also offers premier league football, horse racing and county cricket. There is excellent private schooling available at Bromsgrove and Worcester, and less than two miles away is Winterfold House School, an independent day school for boys and girls aged 0 to 13.



DESCRIPTION

The Field House is a wonderful country home which in part dates back to the 18th century, with later additions creating a wonderfully spacious house ideal for larger families and entertaining. The main rooms are south and west facing and there are views over the gardens from most rooms. There is a rare feeling of privacy and seclusion for such a conveniently located property, being completely surrounded by open countryside. Stunning views are enjoyed across fields towards Clee Hill, Woodbury Hill and the Abberley Hills, Kinver and the Clent Hills in the distance.

The long, sweeping drive leads through electric gates, past the orchard to the house. A spacious **reception hall** with a ceramic tiled floor and a useful cloaks cupboard gives access to the excellent, triple aspect **drawing room**. This generously proportioned room has French doors leading out to the west facing terrace. The living flame gas fire has an Adam style surround with display shelving and deep cupboards to either side. Also accessed from the reception hall is the south facing **sitting room**, which has a fantastic picture window enjoying a stunning outlook across the garden with far reaching views. French doors open onto the south facing terrace. There is a multi-fuel burner with a timber mantelpiece over and fitted shelving and cupboards.

The sitting room leads through into the well planned **kitchen**, which has a quarry tiled floor and is fitted with a Hatt kitchen comprising a wide range of units with polished granite work surfaces and integrated NEFF appliances including a cooker and grill, ceramic hob with extractor over, dishwasher, microwave and built-in fridge. There is also a traditional Aga and ample space for a dining table. A very generous **pantry** off has tiled cold slabs and shelving. The excellently proportioned **utility and boot room** has a tiled floor, a stable door to the kitchen as well as a door to outside, and is fitted with a huge range of units with double Belfast sinks and space and plumbing for a washing machine and tumble dryer. There is a **cloaks cupboard/boiler room** off housing the gas boiler.

At the far end of the kitchen is the fantastic **family room**, which is a well-proportioned L-shaped room with a solid wood parquet floor, exposed timbers and beams and an exposed stone wall housing an open fireplace. French doors lead to the terrace and gardens. This room also makes an excellent **dining room** at Christmas time and for entertaining large parties. There is a formal dining room located off the family room which is of good size and has a stone fireplace surround with an open fire and a delightful window bay with French doors leading out to the patio and gardens. Finally on the ground floor is a large **cloakroom** with a ceramic tiled floor, basin and WC.



On the first floor, the **master suite** is accessed separately from the rest of the first floor accommodation, ensuring peace and privacy for its occupants. The **master bedroom** has a triple aspect enjoying superb views. There is a good range of fitted wardrobes and drawers with further fitted wardrobes, drawers and a vanity table within the **dressing area**. The **en suite shower room** has a Karndean floor, a large curved shower cubicle, a WC and a wash hand basin set in a granite topped vanity unit. In the second bedroom wing, the **guest bedroom suite** includes a triple aspect **bedroom** with fitted wardrobes, a **dressing area** with further fitted wardrobes, drawers and dressing table, and a **shower room** which is fully tiled and has a WC, wash hand basin and shower cubicle. **Bedroom three** is a large double bedroom having a bay window with a window seat being the ideal spot to enjoy the wonderful views. The **family bathroom** is shared with **bedroom four** and is fully tiled with a Karndean floor, a bath, large separate shower cubicle, wash hand basin with vanity unit and fitted cupboards, WC and a large built-in storage/airing cupboard along with a further cupboard housing the immersion heater.

OUTSIDE

The long driveway sweeps from the road through fields to the electric gates which open onto a long private drive that leads up to the house with the orchard on the left and fields to the right. Beside the large parking and turning area at the end of the driveway is a brick built garage with a tiled roof, electric door and security lighting. There is a second garage built of timber with a felt roof and an integral store, and a greenhouse beyond. The beautiful mature gardens include formal gardens to the south, where there is a fine level lawn bordered by planted beds with a variety of shrubs and trees. There is a brick Wendy house with a tiled roof under the shade of a willow tree, perfect for children to play in on a summer's day. Running along the rear of the house is a large paved terrace which enjoys the southerly and westerly aspects of the day and evening sun and makes the most of the excellent views. The orchard includes a variety of fruit trees including several types of apples, pears and crab apples. Additionally the hedgerows contain plum, damson and cherry trees. The vendors have planted some 1,400 trees and bushes to the north of the property creating a fascinating area of parkland with a well maintained lawn interspersed with interesting and colourful specimen trees of many varieties including monkey puzzle, willow, fir, catalpas and weeping pear to name but a few. The gardens and grounds of the house amount to around 3.48 acres. Beyond and accessed from the garden with two access points onto Watery Hole Lane is a field of approximately 12.95 acres. It is laid to pasture with some native broad leafed trees planted within it and is well fenced and hedged, with further trees planted along the boundaries.

SERVICES

Mains water and electricity are connected. Private drainage. There is an LPG gas fired Worcester Bosch combi boiler which along with the LPG fired Aga provide hot water to different parts of the house. There is also an immersion heater.

LOCAL AUTHORITY

Wyre Forest District Council <http://www.wyreforestdc.gov.uk/> 01562 732928

AGENT'S NOTE

The owners of The Field House have a right of access over the long drive leading to the electric gates of The Field House and also over Watery Hole Lane as does the neighbouring farmer. The current owners purchased 12 ft of hedge along the edge of the neighbouring field to preserve their privacy, shown in blue on the land plan.



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SHENSTONE

Approximate Gross Internal Area

390 sq m / 4198 sq ft



FIRST FLOOR

GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		65
(51-60)	E	46	
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice (1) These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. (2) All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. (3) The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. (4) The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. (5) Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. If you require any further information please contact our Country Homes Department.



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