

Chapel Farm

1868

CHAPEL LANE | CLENT HILLS



LexAllan
Grove *Village*



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...QUINTESSENTIAL ENGLISH ELEGANCE

Sometimes, there are just no words that can do justice in describing a beautiful home such as Chapel Farm. Walking around this stately property, I found that, for once, I was a little lost for any words!

Fortunately, pictures are able to '*paint a thousand words*', however I am sure you will agree, that even the stunning pictures we have been able to present to you, could not replace seeing it in person.

...A PERFECT FAMILY HOME



Chapel Farm

at a glance...

- Stunning 4 bedroom family home
- 3 Bathrooms
- 1 Acre of beautiful gardens
- Amazing views
- The countryside and leisure pursuits on your doorstep
- Outstanding primary & secondary schools nearby
- Excellent commuter links to the rest of the UK



Lex Allan Grove loves...

...the stunning 'big sky' panoramic views from this meticulously presented and versatile family home.





THE GROUND FLOOR

Walk through the ornate front porch and painted wooden front door into spacious **Entrance Hallway** (*below middle*) that sets the scene for the welcoming feel of the rest of the house.

To the right lies the formal **Dining Room** (*pictured right*) with its feature fireplace and is a wonderful space for entertaining family and friends.

A door from the hallway leads to stairs down to the **Basement** (*below left*) offering useful storage or 'work from home' space with access to the oil-fired boiler.

The formal **Lounge** (*opposite left & below right*) lies to the left of the hallway. A beautifully light room with dual-aspect windows to the front and side with the feature fireplace the focal point of the room.





THE GROUND FLOOR CONT'D

The **Inner Hall/Library** has fitted wooden panelling and shelving with a door to the side Courtyard, which is a fantastic space with gated access to front.

The **Downstairs WC** and **Utility Room** are also accessed from the inner hall.

Moving back to the entrance hall, the **Breakfast Kitchen** (*opposite left & below left*) is on the left. The hand-painted units and ceramic floor tiling give this room a wonderful character of its own with a light and airy seating area for breakfast, which leads to the **Morning & Sun Rooms** (*below right*) that overlook the gardens with fantastic, far-reaching views.

The **Rear Lobby** has doors leading to the **Pantry**, rear porch and the **Sitting Room** (*right*), a beautiful room for the family to gather in.





THE MASTER BEDROOM

To the right of the dog-leg landing lies **Bedroom One**, a delightfully light and airy room with many period features that are enhanced by the wonderful décor and meticulous attention detail.

The theme continues into the spacious **Dressing Room** (*below middle*) with fitted wardrobes throughout.

A door leads into the **En-suite Shower Room** (*below right*) with its curved glass shower and plenty of built-in storage.





BEDROOMS 2, 3 & 4

Bedroom Two (*right and below left*) lies to the left at the end of the landing. It is a spacious double-bedroom with light coming from windows to the front and side. The painstaking attention to detail continues in this beautiful room, further enhancing the period features.

A door leads to the shared **En-suite Bathroom** (*below middle left*) with a free-standing bath, shower tray and screen, pedestal wash hand basin and door at the far end leading to **Bedroom Three** (*opposite left*) - a stunning double-bedroom enjoying views towards Walton Hill.

Bedroom Four (*below middle right*) has a feeling of space and light created by the part vaulted ceiling. Fitted wardrobes provide useful storage space and a door leads to an **En-suite Shower Room** (*below right*).





GARDENS & VIEWS

A delightful well-maintained garden occupying a plot of approximately 1 acre including the house and has far-reaching views of local countryside.

The garden is a particular love of the current owner and has been lovingly maintained over a number of years and benefits from having three main terraces with steps leading down to large shaped lawn with raised planted borders and feature pond, extensive borders and hedgerows, separate gated area to a large stone chipping hard-standing, six outside taps with water supply, within ear shot of the beautiful St Kenelm's Church.





OUTDOOR ENTERTAINING

The garden terraces offer an abundance of *al fresco* areas in which to relax, take in the stunning the views, or entertain family and friends.



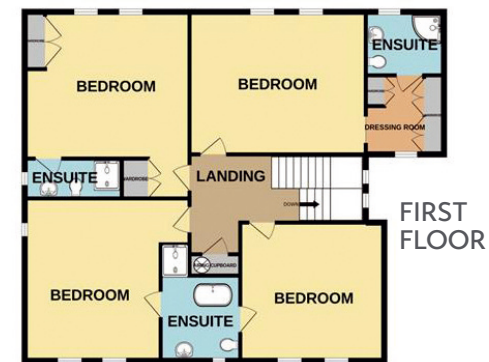
DIMENSIONS

- Hall**
- Dining room** 4.1m x 4.4m (13'5" x 14'5")
- Cellar** 3.9m max 3.8m min x 3.9m (12'9" max 12'5" min x 12'9")
- Lounge** 4.8m x 4.9m (15'8" x 16'0")
- Inner Hall/Library**
- Courtyard**
- Downstairs WC**
- Utility Room** 3.0m x 2.9m (9'10" x 9'6")
- Breakfast Kitchen** 4.8m x 5.7m max 4.3m min (15'8" x 18'8" max 14'1" min)
- Rear Lobby**
- Family Room** 6.3m x 4.2m (20'8" x 13'9")
- Morning Room** 4.1m x 1.9m (13'5" x 6'2")
- Sun Lounge** 3.6m x 2.6m (11'9" x 8'6")
- Dog-leg Landing**
- Bedroom One** 4.2m x 5.1m (13'9" x 16'8")
- Dressing Room** 2.3m x 2.2m into wardrobe (7'6" x 7'2" into wardrobe)
- En-suite Shower Room**
- Bedroom Two** 4.3m x 4.2m (14'1" x 13'9")
- En-suite Bathroom**
- Bedroom Three** 3.6m min 4.8m max x 4.8m (11'9" min 15'8" max x 15'8")
- Bedroom Four** 4.9m into wardrobe x 4.4m min 4.6 max (16'0" into wardrobe)
- En-suite Shower Room**
- Garage** 7.9m x 5.5m min 8.7 max (25'11" x 18'0" min 28'6" max)
- Garden** approx. 0.41 hectares (1 acre)



ENERGY EFFICIENCY RATING			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E		
21-38	F	36 f	
1-20	G		

FLOORPLANS



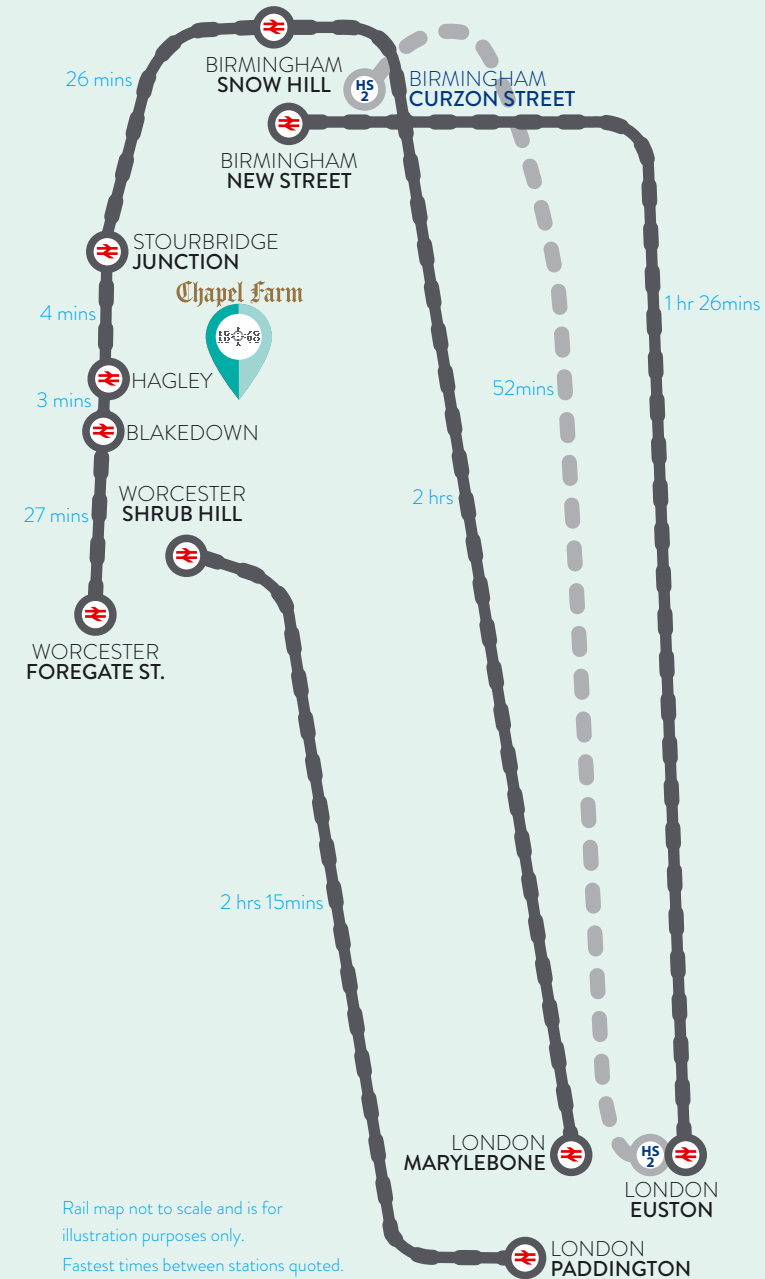
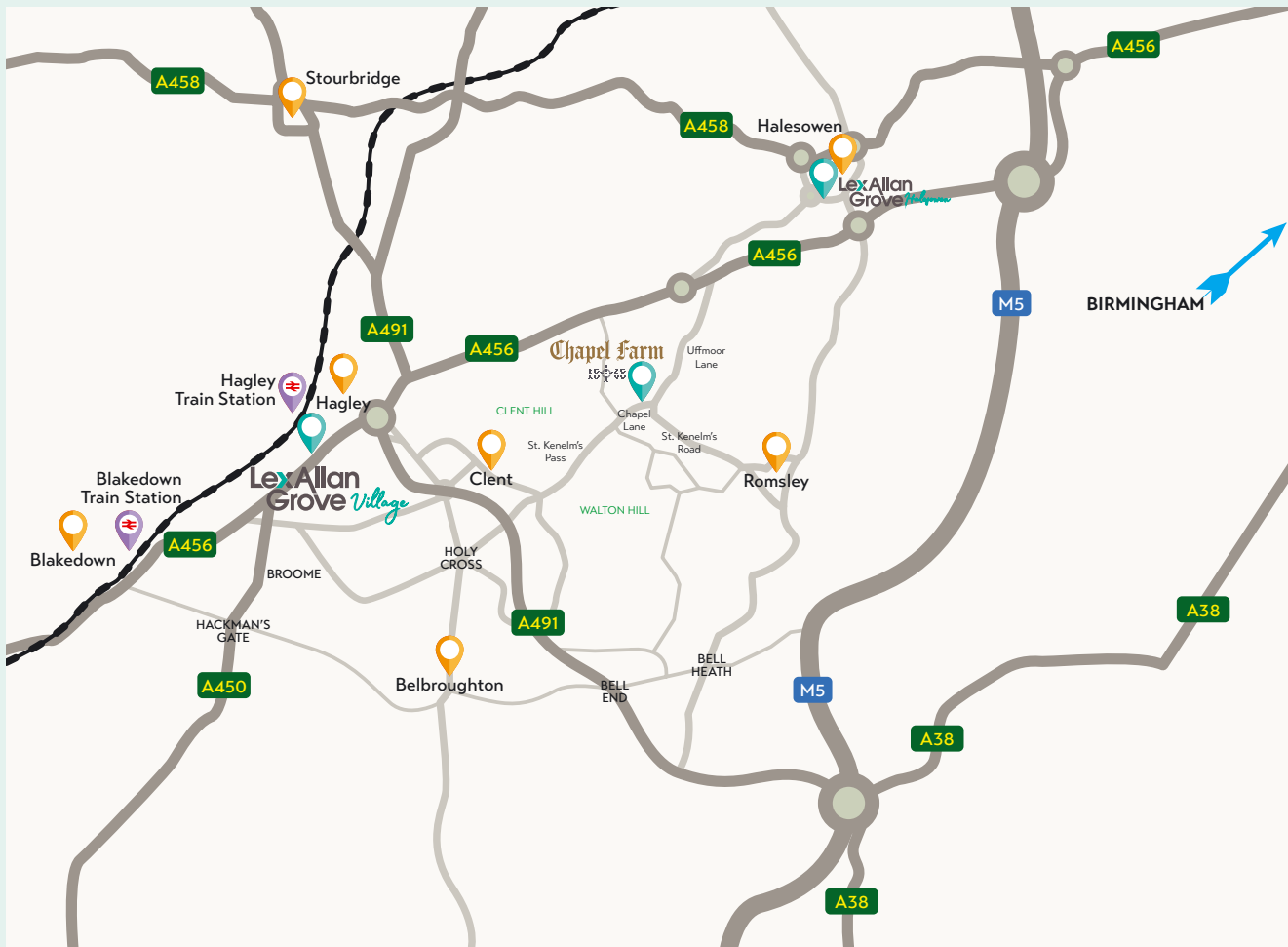
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

Chapel Farm stands within an elevated plot of approx. 1 acre in one of the area's most prestigious addresses. It lies in a convenient location for Halesowen and Hagley centres with both Old Hill and Hagley train stations only a short distance away, giving excellent commuter links for Worcester, Birmingham and beyond. London will only be 52 minutes away from Birmingham stations when HS2 is completed. M5 junction 4 and the Midlands Motorway Network are also within easy reach.

The property lies within catchment of excellent schools at both primary and secondary levels, with the highly-rated Oldswinford Hospital and Bromsgrove Schools just a few miles away.

The house nestles at the foot of the National Trust Clent Hills and the beautiful Worcestershire countryside.





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AGENT'S NOTE: The property is connected to electric & water. Mains gas and sewage are not connected. Heating is by oil and sewage goes to private septic tank. **COUNCIL TAX BAND:** G

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.

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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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 20% 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.

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