

AP MORGAN



Lord Austin Drive, Marlbrook, Bromsgrove
Asking Price £775,000

Features:

- Luxury Three Storey Town House Set Within a Historical Manor House
- Generous sitting room (Originally Lord Austin's Billiards Room)
- Impressive Library with Spiral Staircase to the First Floor
- Master Bedroom with Luxury En Suite and Balcony
- Two Further Double Bedrooms and Shower Room
- Lower Ground Floor Breakfast Kitchen/Diner and Utility
- Lower Ground Floor Double Bedroom and Shower Room Large Cellarage, Currently Utilised as a Home Gym and Storage
- Double Garage and Private Garden, Patio and Drive
- Set in Stunning 26 Acre Communal Grounds

Description:

A unique opportunity to purchase this extraordinary three-storey town house occupying the South West wing of the magnificent former manor house of Lord Herbert Austin having a rich local history and boasting a wealth of original period features including Lord Austins original library and billiards room where the famous 'Austin 7' was designed. This imposing residence offers extensive and versatile accommodation of more than 3,400sq ft situated in a most prestigious location, within the gated Grange Park Estate; placed centrally to substantial grounds (amounting to approx. 26 Acres), which are predominantly laid to manicured lawns with circular walks and stunning far-reaching views to the Malvern hills. The residents enjoy exclusive access to two tennis courts; three-hole golf facility, fenced children's adventure park, running track, summer house, ornamental pond, BBQ and seating area.

The residence is approached through an impressive, original foyer with feature decorative Minton tile floor, original stained-glass windows, boot storeroom, and lift or staircase access servicing the ground and first floor.

Once inside the ground floor of this remarkable property boasts generous and flexible living accommodation providing versatile reception spaces comprising of an extraordinary sitting room, originally Lord Austin's Billiards Room, characterized by impressive ceiling heights and access to a large private patio, a glass-partitioned office overlooking the grounds, and the grand library, offering a large bay window, gas stove, and a spiral staircase leading to the first-floor sleeping accommodation.

Ascending to the first floor, accessible via the communal lift or staircase, you'll find a luxurious master bedroom suite complete with fitted wardrobes and a large en-suite bathroom. This bathroom includes a south-facing private balcony overlooking the grounds. Two additional bedrooms on this floor open onto a North balcony and are both serviced by a modern shower room.

Descending to the lower ground floor, you'll discover a modern country-style kitchen with a breakfast island, opening into a dining area which presents picturesque views of the grounds with French doors out to the private patio and garden. The lower ground floor also houses a generous utility room with ample cupboard space, substantial cellar, currently utilized as a gym, workshop, and store. Additionally, this level provides a spacious fourth bedroom and a shower room opposite for added convenience.

The Austin Suite also includes its own private driveway, double garage, and visitors spaces in abundance.

We have been advised that there is an annual service charge of approximately £9000 per annum, a ground rent of £50 per annum and a long lease of approximately 970 years remaining.

Additional benefits include: gas fired central heating with control to isolate each floor; double glazing throughout; double height ceilings which help to add to the grandeur of each room; original hand carved features throughout; and a secure video link intercom



system with smart phone app control for access to the remote operated gate and front door.

Steeped in local history the former manor house sits within a highly regarded, semi-rural location, on the prestigious Grange Park Estate. The property is close by to local conveniences, and there are a wide range of amenities in Bromsgrove Town centre and the nearby village of Barnt Green to include shops, restaurants, bus and train services. In addition, there are also well-regarded local schools and transport links; to include ease of access to the M42 and the M5 motorways.

Details:

Ground Floor

Library 18'2" x 28'6" (5.54m x 8.69m)

Sitting Room/Former Billiard Room 18'2" x 12'7" (5.54m x 3.84m)

Office 8'10" x 11'2" (2.7m x 3.4m)

First Floor

Master Bedroom 14'2" (4.32) (into bay) x 17'10" (5.44)

En-suite Bathroom 13'5" (max) x 12'2" (4.1m (max) x 3.7m)

Bedroom Two 13'7" (4.14) x 12'7" (3.84) (both max)

Bedroom Three 13'7" (4.14) x 7'3" (2.2) (both max)

Shower Room 6'10" x 6'6" (2.08m x 1.98m)

Lower Ground Floor

Kitchen 13'3" (4.04) x 15'2" (4.62) (both max)

Dining Area 12' x 12'4" (3.66m x 3.76m)

Utility Room 10'5" (3.18) x 12' (3.66) (both max)

Shower Room 6'3" (1.9) x 11'9" (3.58) (both max)

Bedroom Four 13'1" (4) (into bay) x 17' (5.18)

Gym 8'7" x 18' (2.62m x 5.49m)

Cellar/Workshop 15' (4.57) x 16'4" (4.98) (both max)

Double Garage 17'7" x 19'8" (5.36m x 6m)

EPC Rating: F

Council Tax Band: (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**



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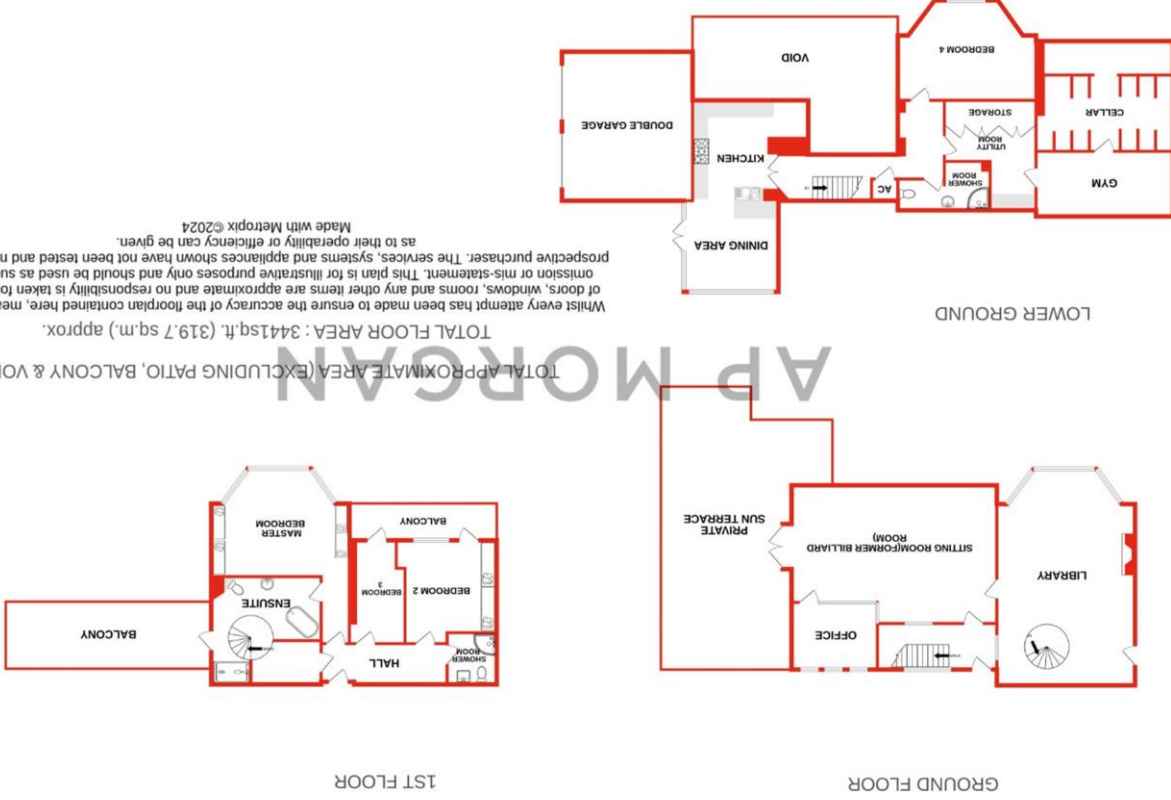
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