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Woodcot Lawnswood Drive, Lawnswood, Stourbridge, West Midlands, DY7 5QW

Woodcot has been The Family home for the current owners since it's construction 40 years ago . If this was a car it would definitely fall under the category of ''one careful owner '' ! This imposing and discreetly located gentleman's residence has been lovingly nurtured over the years and now represents an outstanding opportunity for a discerning buyer to enjoy exceptional accommodation situated in a splendid private woodland setting yet still convenient for a host of nearby amenities including Kingswinford Village, the renowned Roe Deer Country House for fine dining and the nearby South Staffs canal for outstanding country walks along with a short drive to Kinver Village.

The accommodation offers well proportioned rooms throughout and includes an impressive reception hall, sitting room with log burner, study, extended formal dining room, kitchen with breakfast area, garden room, utility and cloakroom.

On the first floor there are 4 bedrooms a dressing room family bathroom with jacuzzi bath and refitted ensuite shower-room to the master bedroom.

Outside there is an enclosed and private south facing rear garden, in/out driveway ,double garage and

Approach
Block paved horseshoe drive to front, border of mature shrubs, wide canopy entrance allows access into the reception hall.

Reception Hall
A warm and welcoming hall with doors radiating off to all ground floor accommodation, stairs rise to the first floor, central heating radiator.

Sitting Room
26′3″x 16′3″ (8.01 x 4.96)
The main Lounge is a through room with bay window to the front and rear doors allow access into the garden, feature brick "ingle nook" fireplace, two central heating radiators.

Dining Room
16′10″x 13′2″ (5.12x4.02)
Access via the hall and sitting room is this spacious formal dining room with double glazed window over looking to garden, central heating radiator, wall lights.

Study
10′5″x9′11″ (3.18x3.03)
Bespoke fitted desk, cupboards, drawers and display cupboard, double glazed window to front, central heating radiator, wall lights.

Guest Cloakroom
Wash hand basin, w.c, built in cloaks cupboard, double glazed window to front, central heating radiator.

Kitchen
13′3″x 12′2″ (4.04x3.72)
Offering a range of Oak fronted wall and base units, contrasting worktops with tiled splash back, double bowl sink with mixer tap, variety of 'Neff' integrated appliances which include; double oven, microwave and dishwasher, 'Bosch' fridge can also be found, a central island with 6 ring gas hob and extractor above, under cupboard lighting, tiled flooring, double glazed window to rear along with archway leading to the breakfast room.

Breakfast Room
9′10″x 8′9″ (3.00 x 2.66)
Arch allows access to the garden room, door off to utility, central heating radiator.

Garden Room
17′1″x 11′5″ (5.20x3.49)
Large double glazed picture windows to rear, double doors allow access to the garden, air conditioning, central heating radiator.

Utility

8′9″ x 6′3″ (2.67 x 1.90)

Fitted wall and base units, sink with mixer tap, plumbing for washer and dryer, double glazed window to rear, door access to garage.

Gallery Landing

A bright and airy landing with doors radiating off to all first floor accommodation.

Master Bedroom

14′8″ x 13′5″ (4.48 x 4.08)

The Master Bedroom lies to the front of the property and is fitted with wardrobes, overhead storage, bedside drawer units, dressing table, double glazed window to front, access leading to the master en-suite, central heating radiator.

En-Suite

Recently fitted with large shower cubicle with sliding door, low level flush w.c, two inset vanity wash hand basins with storage cupboards below, chrome heated towel rail, concealed lighting, double glazed window to side.

Bedroom 2

16′3″ x 10′0″ (4.96 x 3.06)

Access via the dressing area, Two roof window sky lights to rear, central heating radiator.

Dressing Area

10′5″ x 10′5″ (3.18 x 3.18)

Offering a wealth of built-in wardrobes, top cupboards, drawer units and corner dressing table, double glazed window to front, central heating radiator, archway to bedroom two.

Bedroom 3

12′4″ x 12′3″ (3.75 x 3.73)

Fitted wardrobes along with fitted dressing table and drawers, central heating radiator, double glazed window to rear.

Bedroom 4

11′1″ x 10′8″ (3.37 x 3.24)

Fitted wardrobes, double glazed window to rear, central heating radiator.

Family Bathroom

Corner spa bath with stepped surround, shower cubicle, bidet, w.c, 'his and hers' pedestal wash hand basins, airing cupboard, concealed lighting, double glazed window to rear, central heating radiator.

Swimming Pool Complex

41′8″ x 17′4″ (12.69 x 5.28)

There is a separate Swimming Pool Complex accessed via double doors from the garden. Heated swimming pool 27'7" x 13'1 (8.41m x 3.98m) having an approximate depth of 4' with semi circular 'Roman End' with steps.. There is a stunning vaulted pine clad ceiling with incorporated lighting, 2 dehumidifiers, an enclosed changing area offset to the side with shower cubicle, wc and wash basin. There is a Plant Room to the rear with separate Worcester boiler for the pool and Tagelus Filter system.

Garage

19′2″ x 17′0″ (5.84 x 5.19)

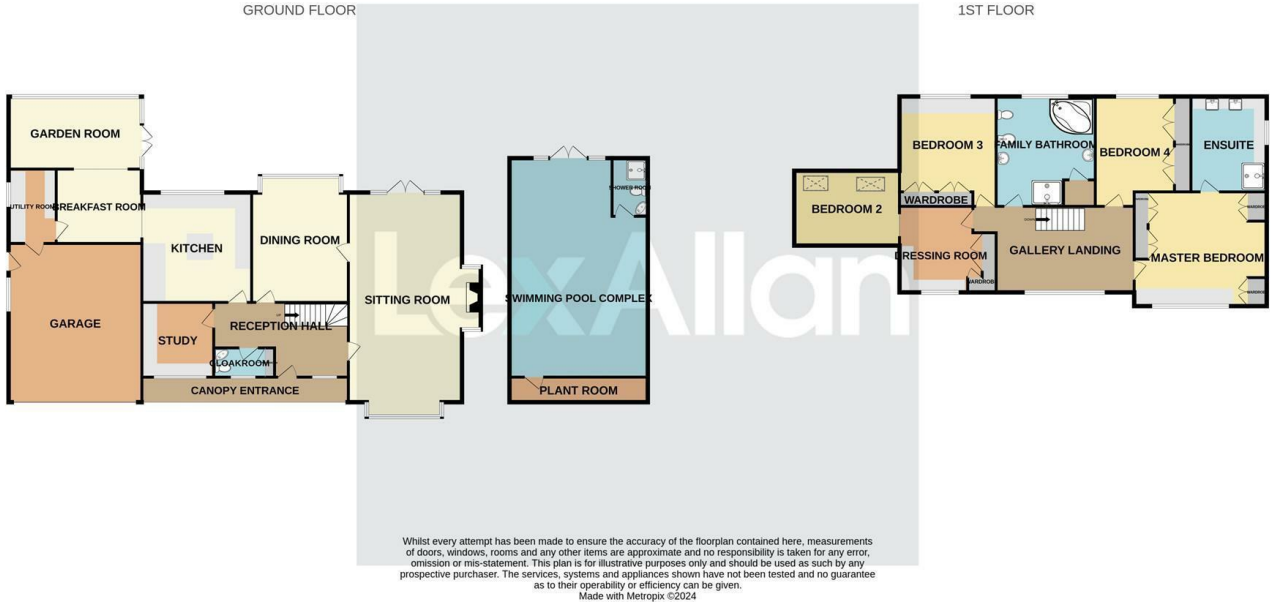
Electric up and over door to front, power and lighting throughout, double glazed window to side along with access to the side passage and utility.

Rear Garden

A true asset is the pleasant south facing rear garden with a wide paved area across the rear and patio that is perfect for summer evenings entertaining or relaxing with friends and family. A generous lawn area with a border of mature shrubs, a further block pathway leads to a corner gazebo with a adjoining pergola. Access can also be found to the swimming complex along with two side passages leading to the front parking area.

The Location

Lawnswood Drive is an exclusive private lane serving a number of individually designed executive homes, mostly sat behind gated driveways. Being discretely nestled in glorious South Staffordshire countryside the area offers a wealth of walking opportunities being dissected by a myriad of footpaths and is with easy striking distance of the South Staffs canals and within easy reach of Kinver Village. Whilst Stourbridge is the nearest town centre, direct trains to Birmingham, Kidderminster, Worcester and Wolverhampton mean that all major connections are within easy reach.



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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