



BROOK LODGE

DARK LANE | ROCK | DY14 9YN





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Kidderminster 7 miles | Bewdley 3 miles | Ludlow 17 miles | Worcester 18 miles | Birmingham 34 miles
(all mileages are approximate)

AN IMPRESSIVE AND HIGHLY INDIVIDUAL COUNTRY RESIDENCE,
OFFERING BEAUTIFULLY PROPORTIONED AND EXCEPTIONALLY
VERSATILE ACCOMMODATION OVER TWO FLOORS

Substantial and highly individual country residence set in Rock
Impressive accommodation extending to approximately 2,698sq ft
Four generous bedrooms and two bath/shower rooms
Superb reception spaces ideal for family living and entertaining
Established private gardens with extensive decked entertaining area



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

A rare opportunity to acquire a substantial and highly individual country residence, distinguished by its impressive proportions, characterful accommodation and exceptional degree of versatility.

Arranged across two floors, the combination of four generous bedrooms, impressive reception and entertaining spaces, dedicated home-working facilities and established gardens creates a wonderfully adaptable home, ideally suited to modern family life, visiting guests and relaxed country living.

Its peaceful setting in Rock, together with convenient access to Bewdley, Kidderminster and the beautiful surrounding Worcestershire countryside, further enhances the appeal of this distinctive residence, offering an enviable balance of rural tranquillity, generous living space and everyday accessibility.

PROPERTY

The property is approached through its principal entrance, opening into a particularly impressive and generously proportioned reception hall. Creating an immediate sense of arrival, this elegant space sets the tone for the scale and character of the residence, with the principal accommodation flowing naturally beyond.

At the heart of the home is a generous lounge, providing ample space for both relaxed family living and entertaining. The room enjoys excellent natural light and provides access onto the impressive decked entertaining area.

The kitchen/breakfast room is a wonderfully generous and sociable space, is fitted with an extensive range of cabinetry complemented by ample work surfaces, a breakfast bar and space for a selection of appliances.

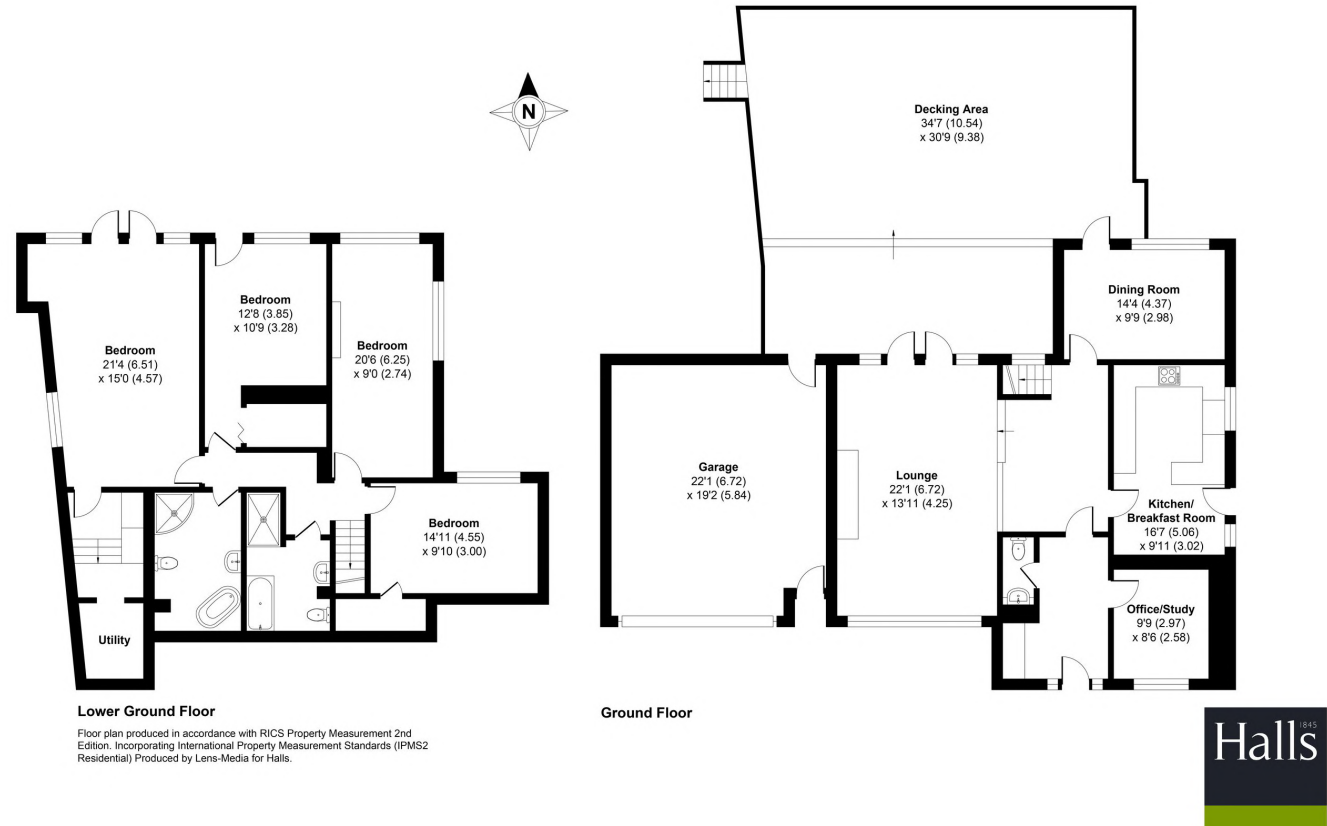
A door opens directly to the side of the driveway providing convenient access to the spacious parking area.

The separate dining room is equally well proportioned, enjoying excellent natural light and providing an elegant setting for both family gatherings and more formal entertaining. A glazed door opens directly onto the decked garden area, allowing the room to flow naturally into the outside space.

A separate study provides a quiet and dedicated environment for home working, while its proportions and position within the house lend themselves equally well to use as a snug, reading or hobby room.

The bedroom accommodation is thoughtfully arranged across the lower ground floor, creating a distinct and private area of the residence. Four generously proportioned bedrooms, including an impressive principal bedroom, with French doors leading directly onto the garden. The remaining bedrooms offer excellent flexibility for family, guests or alternative uses, complemented by two well-appointed bath and shower rooms and a useful utility area.

Approximate Area = 2279 sq ft / 211.7 sq m
Garage = 419 sq ft / 38.9 sq m
Total = 2698 sq ft / 250.6 sq m
For identification only - Not to scale





GARDENS

The gardens provide an attractive and established setting for Brook Lodge and form an important part of the property's overall appeal.

The principal garden areas are predominantly laid to lawn and are complemented by a variety of mature trees including an oak tree, shrubs and established planting, creating a wonderfully leafy backdrop and a pleasing degree of privacy. A picturesque brook frames the length of the garden, inspiring the name of the property.

Immediately adjoining the property are generous paved areas, providing excellent space for outdoor dining and entertaining. Mature boundaries and established greenery create a peaceful, private setting, complemented by a summer house and greenhouse.

An elevated decked area provides a generous and versatile space for entertaining and relaxation, enjoying an attractive outlook across the surrounding gardens.

A large double garage provides secure parking and useful storage, complemented by generous off-road parking on either side of the property providing space for four to five cars with the addition of side access which could be used for motorcycle storage.

SCHOOLING

The property is conveniently located for a range of schooling options, including Far Forest Lea Memorial C of E Primary School, Bayton C of E Primary School and Cleobury Mortimer Primary School. Secondary education is available at The Lacon Childe School in Cleobury Mortimer and The Bewdley School. Independent schooling within travelling distance includes Heathfield Knoll School and Nursery near Wolverley.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity, and drainage and oil fired central heating.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - E

DIRECTIONS

What3Words ///////////////painted.escapades.incline



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



