







# STUNNING CONTEMPORARY DETACHED BUNGALOW

Set within a magnificent and tranquil semi-rural setting.

'Little Oaks' is positioned in an exclusive gated development and enjoys open rural views together with professionally landscaped gardens extending to approximately 0.69 acres. Beautifully designed and finished to a premium standard throughout, the property offers generous single-level living with an exceptional layout, perfectly suited to families, professionals, or those downsizing from a significantly larger home while still seeking spacious accommodation and a peaceful lifestyle.

# KEY FEATURES

- Impressive open-plan kitchen, dining, lounge and garden room forming the heart of the home, designed for modern family living and social gatherings.
- High-specification kitchen fitted with sleek high-gloss cabinetry, a substantial central island with breakfast bar and a full range of integrated AEG appliances.
- Crittall-style glazed partition, bi-fold doors and French doors providing excellent natural light and seamless access to the rear garden.
- Versatile garden room offering dual aspects and the ability to be separated from the main living space via folding doors.
- Three spacious double bedrooms, all benefitting from fitted wardrobes and their own contemporary luxury en-suite facilities.
- Outstanding principal suite featuring a dedicated dressing area with extensive fitted wardrobes and a luxurious en-suite bathroom with freestanding bath.
- Additional guest cloakroom, separate utility room finished to match the kitchen, and useful garage-style storage with remote-controlled roller door.
- Underfloor heating installed throughout the property, enhancing comfort and energy efficiency.









Finished to a premium standard  
throughout

The accommodation is introduced via a welcoming reception hall incorporating useful cloak storage and leading to a high-specification guest cloakroom. From here, the heart of the home unfolds into an impressive open-plan arrangement comprising the kitchen, dining area, lounge and garden room, all thoughtfully interconnected to provide a seamless flow ideal for both everyday living and entertaining.

The kitchen is beautifully appointed with sleek high-gloss cabinetry and a substantial central island incorporating a breakfast bar, together with a comprehensive range of integrated AEG appliances. A striking Crittall-style glazed partition with door leads through to the lounge, which benefits from a triple aspect and bi-fold doors opening directly onto the rear garden. The adjoining garden room enjoys dual aspects with French doors leading outside and can be separated via folding doors, offering excellent versatility.

The bedroom accommodation is equally impressive, with all three bedrooms being generous doubles and each benefitting from its own luxury en-suite. The principal suite features a dedicated dressing area with extensive fitted wardrobes, including his and hers storage, and a superb en-suite bathroom complete with a freestanding bath. The second and third bedrooms also benefit from fitted wardrobes and stylish contemporary en-suites.

Complementing the living accommodation is a separate utility room finished to match the kitchen, together with a useful storage area presenting as a garage from the front, featuring a tiled floor and a remote-controlled roller door.

## ACCOMMODATION









**WE DON'T SELL HOUSES,  
WE SELL HOMES.**





## GARDEN & GROUNDS

Externally, the surrounding gardens are a true highlight and have been professionally landscaped to create a private and tranquil environment.

The grounds feature an extensive patio area, circular pathways and a matching circular patio positioned at the top of the garden, enhanced by an attractive water feature.

Three mature oak trees are located within the plot and are understood to be protected by Tree Preservation Orders, adding to the character and sense of maturity of the setting.



## LOCATION

Ideally located between Hagley, Hartlebury, Kidderminster and Chaddesley Corbett, the property enjoys a desirable semi-rural position with excellent access to the West Midlands, Worcester and the motorway networks. Rail services are readily available from Kidderminster, Hagley and Hartlebury, offering convenient commuting options while retaining the peace and exclusivity of its countryside surroundings.



## ADDITIONAL INFORMATION



**Tenure** – Freehold

**Construction** – Conventional brick and block with pitched tiled roof.

**Services** – all main services connected (Gas, electricity, water, drainage)  
Underfloor heating throughout

**Broadband and mobile coverage** – Full fibre broadband for high speed internet

**EPC rating** – C

**Council Tax Band** – F

**Flood risk** – Very low

**Residence management company** –  
Stone Meadow Management Ltd

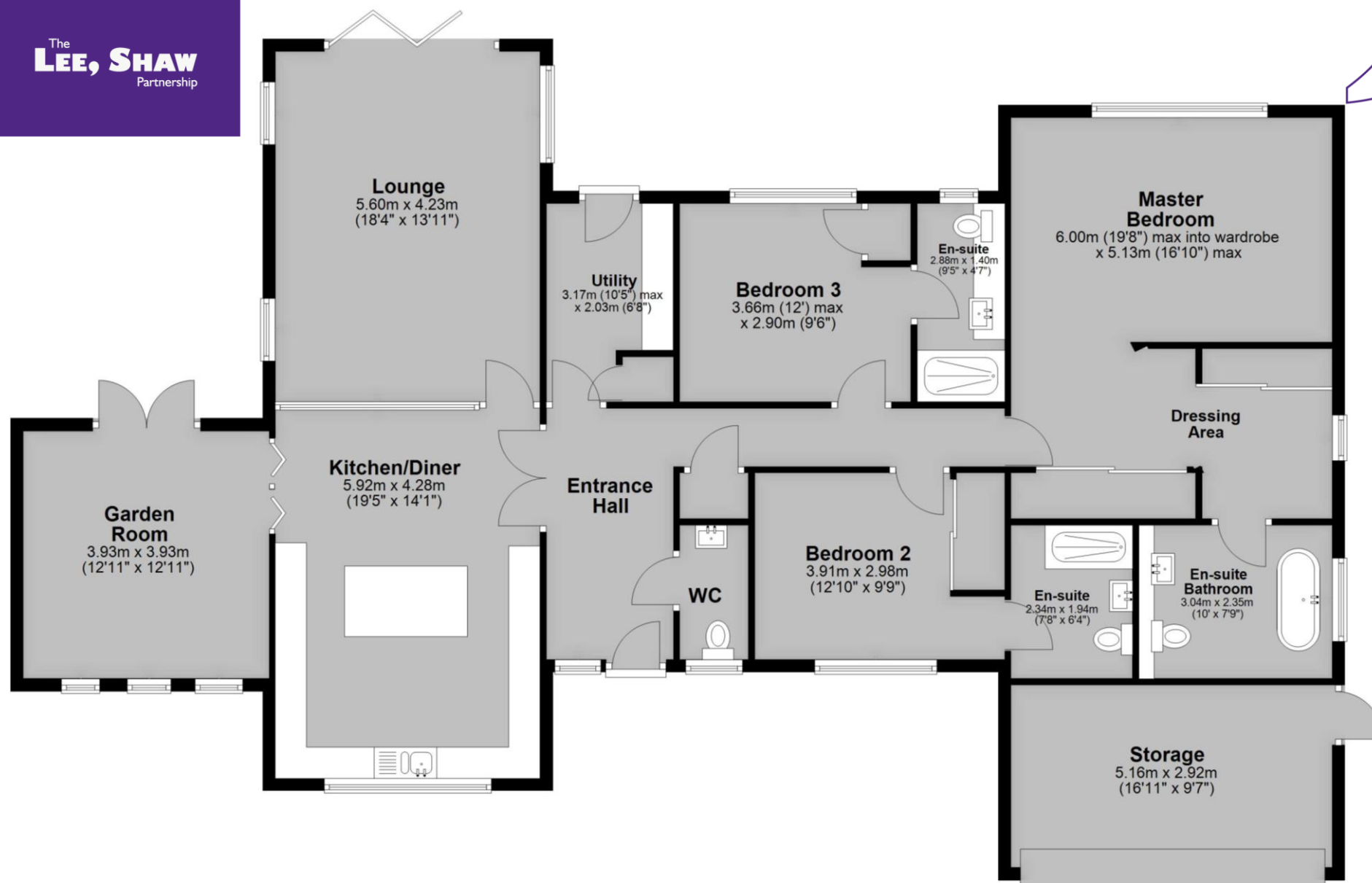
Current service charge £240.00 per half year for maintenance of communal areas road and gates.





## Ground Floor

Approx. 181.1 sq. metres (1949.6 sq. feet)



Total area: approx. 181.1 sq. metres (1949.6 sq. feet)





The  
**LEE, SHAW**  
Partnership

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)



# The **LEE, SHAW** Partnership

---

VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

Kempson House, 101 Worcester Road West Hagley,  
Worcestershire DY9 0NG

Sales: (01562) 888111  
hagley@leeshaw.com  
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.