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Walton House, Park Attwood Court, Shatterford

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Walton House, Park Attwood Court, Shatterford, DY12 1DH

- . A unique Premium Development of just 7 spacious contemporary homes
- . Set in an exclusive gated 6.7 acre Country Estate
- . Stunning elevated location with Panoramic Views across miles of countryside
- . 2 acres of shared wooded land beyond the gardens
- . 4 & 5 bedrooms, double garages, high quality fittings throughout

An incredibly spacious 4 bedroom detached home with breath taking views from the principal living spaces will be a certain talking point with visitors. The long driveway approach arrives at an electrically gated entrance to this private country estate. Walton House is approached via a fully glazed two storey entrance hallway which provide an atrium effect with galleried landing, with space for an impressive Christmas tree or maybe a piano.

The stunning open plan breakfast kitchen, dining and living space will form the centre of family living or entertaining with full height glazing to maximise the stunning views. There are 2 separate reception rooms in addition so there is plenty of space and the opportunity for breakout areas.

There is a high specification guest cloakroom/wc and a separate utility/laundry room which is a great place to enter the house after a long walk where muddy boots and coats can be left.

At first floor level the impressive galleried landing gives access to 4 well proportioned bedrooms, master with en-suite shower room with twin vanity basins together with separate dressing room. Bedroom 3 also has its own en-suite shower and there is a highly specified house bathroom.

Carefully crafted by Christopher Charles Properties with high quality specification this home includes kitchen fittings by Kessler luxury kitchens with large central island and quartz work surfaces together with premium Smeg integrated appliances. High specification sanitary ware and Vogue ceramic tiling. Interior finishes have been carefully designed and planned by Olivia Fear Interior Design, London.

This ultra modern home has green credentials including an air heat source pump. There is a double garage with tiled floor, electric car charging point and ample driveway parking.

2 acres of wooded land owned and shared by the 7 properties, safe for children and dog walking.



Please note, the furniture in this image has been virtually staged.



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There is a modest annual service charge to cover the communal areas and features including the gates and private drainage plant. The property benefits from the reassurance of an LABC 10 year Warranty. Please note furnished images are CGIs.

Location and Transport

Shatterford is a village in the Wyre Forest District of Worcestershire, located approximately 3.7 miles north-west of Bewdley and four miles from Kidderminster. The village is surrounded by wonderful countryside and includes Shatterford Wildlife Sanctuary and Fishery and Man Wood. Situated on the banks of the River Severn and the edge of the Wyre Forest, nearby Bewdley was once described as "the most perfect small town in Worcestershire". The town enjoys a good choice of pubs, cafes and restaurants along with small independent shops, craft studios, a brewery, local museum, a selection of sports clubs and a number of churches. Being approximately 22 miles south west of Birmingham and 18 miles north of Worcester, Bewdley is served by a good motorway network with excellent links to the M5, M6, M40 and M42, Birmingham International Airport is approximately 45 minutes away.

The main line train station in Kidderminster is within a ten minute drive and has regular services to and from Worcester, Malvern, Birmingham and London Marylebone.

Schools,

Bewdley is fortunate to benefit from two primary schools and a high school, all rated as Good by Ofsted in their most recent inspections. The independent sector is also well catered for locally with a fine selection of schools available nearby in Kidderminster, Chaddesley Corbett, Abberley, Bromsgrove and Worcester.

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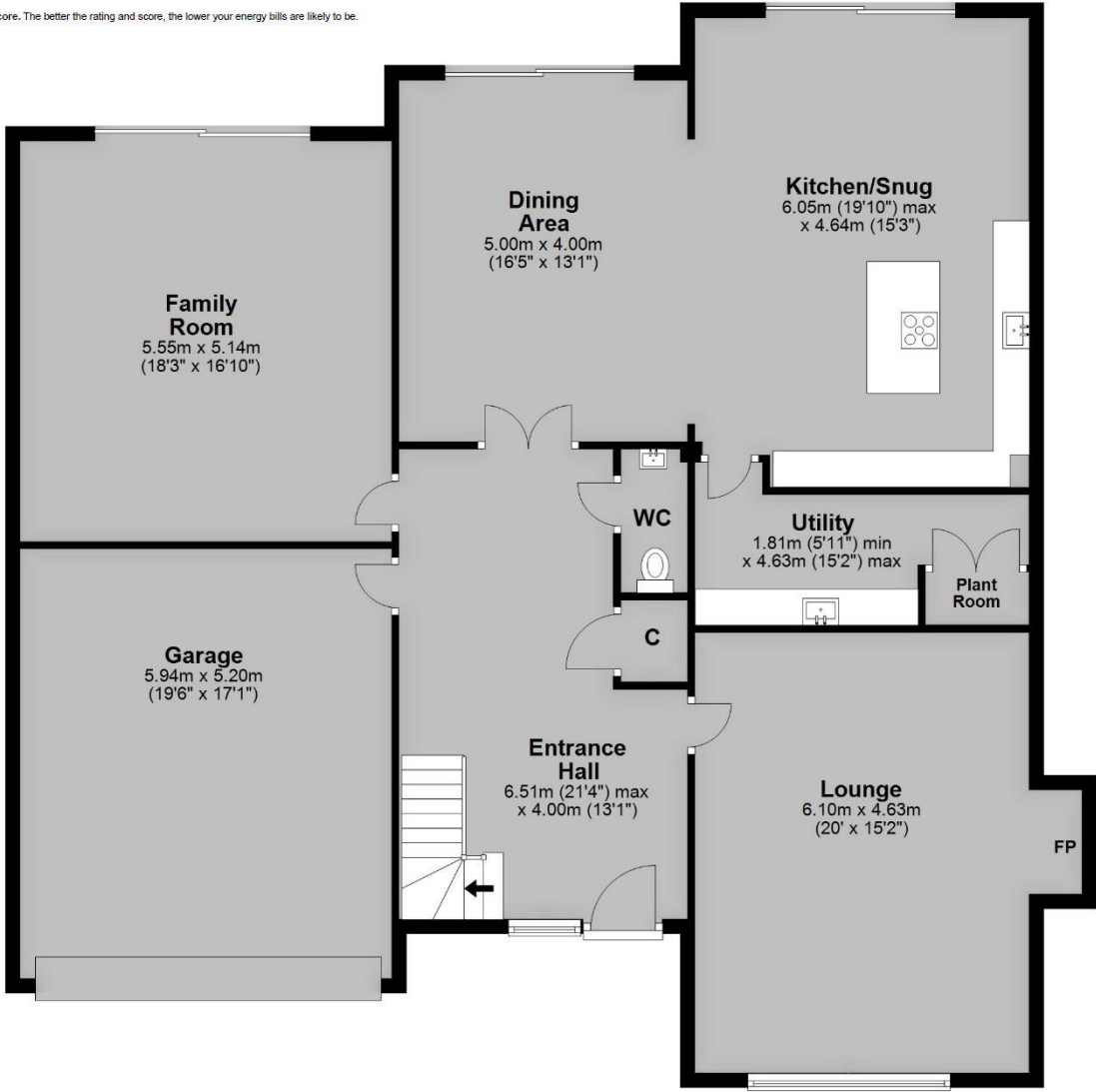


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 87 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

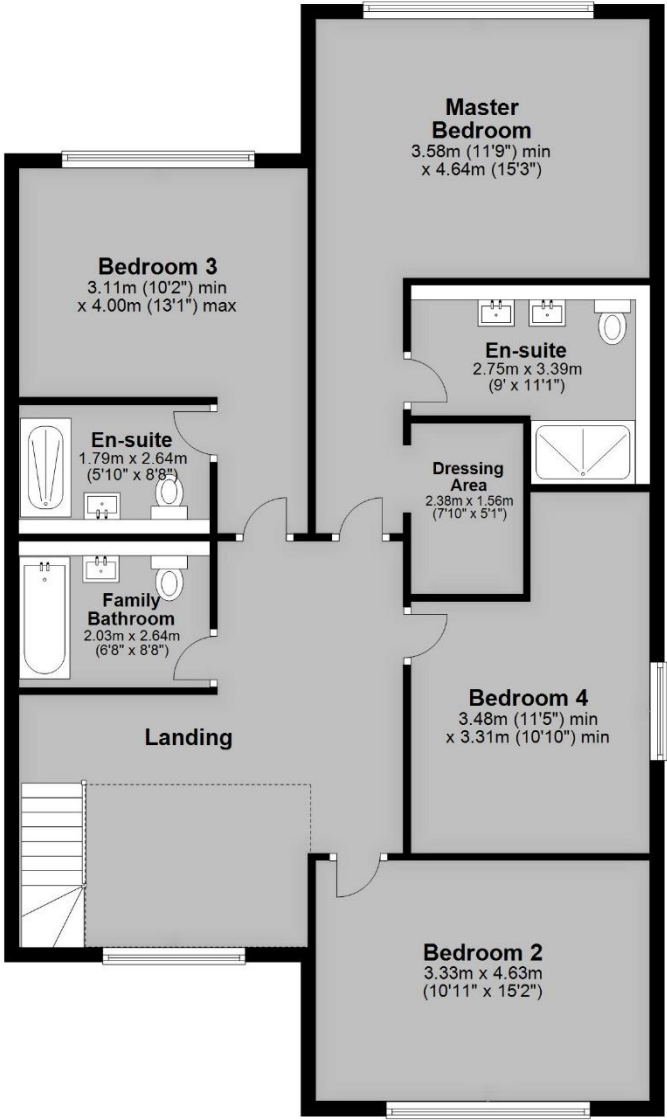
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Ground Floor
Approx. 177.8 sq. metres (1913.8 sq. feet)



First Floor
Approx. 113.7 sq. metres (1223.6 sq. feet)



Total area: approx. 291.5 sq. metres (3137.4 sq. feet)



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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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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