



**New Road**  
BROMSGROVE

**£950,000**





# Seven Bedroom Detached Victorian House

## Features.

- STORM PORCH AND LARGE ENTRANCE HALLWAY
- THREE GENEROUSLY PROPORTIONED RECEPTION ROOMS
- BREAKFAST KITCHEN WITH POTENTIAL TO OPEN TO AN ORANGERY
- CONSERVATORY WITH ACCESS TO REAR GARDEN
- UTILITY ROOM, SHOWER ROOM AND GUEST CLOAKROOM
- SEVEN BEDROOMS - FIVE OF WHICH ARE DOUBLES
- FAMILY BATHROOM, JACK 'N' JILL BATHROOM AND SEPARATE WC
- GENEROUS DOUBLE CELLAR
- DELIGHTFUL GROUNDS AND GARDENS, PLUS OFF ROAD PARKING
- PRIVATE POSITION WITHIN BROMSGROVE TOWN CENTRE

## Description.

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This truly magnificent seven bedroom link-detached Victorian residence, dating back to 1866, boasts an abundance of original features throughout its impressive 4,920 sq ft (approx) of spacious living accommodation. Privately positioned within close proximity of Bromsgrove high street, the property is offered with three large reception rooms, kitchen complete with an Aga, conservatory, a large versatile cellar, seven bedrooms - five of which are doubles, off road parking and delightful grounds.

The extraordinary property is approached via a private driveway providing off road parking. A storm porch, complete with original flooring and arched window, leads into a large welcoming entrance hallway with parquet flooring and doors leading off to; the drawing room with dual aspect windows (south and east facing) and an attractive open feature fireplace with a maintained flu; family room with a window door to the grounds and fitting gas feature fireplace; further reception room which is currently under refurbishment with an open fireplace; breakfast kitchen with huge potential for renovation and extension, a gas-fired Aga and a free-standing oven; and a large conservatory, which was built in 2019 and enjoys French doors out to the garden.

Also situated on the ground floor is a handy room with the potential space for a generous utility room and separate partitioned cloakroom with toilet and sink, and dedicated hanging and shoe storage space, which can be accessed directly from the hallway (plans available).

Stairs from the hallway lead up to the first floor landing with doors radiating off to; the master bedroom with an original marble fireplace



and dual aspect windows; double bedroom two with an original marble fireplace and access into the Jack 'n' Jill bathroom; double bedroom three with newly fitted carpet and original marble fireplace with a modern tiled hearth; bedroom four with original Victorian fireplace; bedroom six with original fireplace; family bathroom and additional separate wc.

Further stairs lead up to the second floor landing with doors off to; double bedroom five with original Victorian fireplace, fitted wardrobes and Velux window, and bedroom seven with the potential to be repurposed as an en suite.

In addition, the property benefits from having a generous sized double cellar, which would make an ideal cinema/party/games room.

Outside, the property enjoys delightful gardens with a paved patio, tiered lawns with well stocked beds and borders to fenced boundaries, an ornamental pond and a further paved courtyard area.

The property is conveniently located within particularly easy distance from the town centre offering a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries and independent shops and cafes, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, including the prestigious Bromsgrove School. Bromsgrove also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).



**Room Dimensions:**

Porch

Hall

Reception Room: 15' 10" x 13' 2" (4.85m x 4.03m)

Drawing Room: 19' 9" x 22' 8" (6.04m x 6.91m) max

Family Room: 22' 10" x 15' 11" (6.97m x 4.86m)

Kitchen: 15' 9" x 15' 6" (4.81m x 4.74m)

Conservatory: 14' 3" x 24' 1" (4.36m x 7.35m)

Utility Room: 7' 4" x 7' 1" (2.26m x 2.18m)

Cloakroom: 12' 5" x 10' 7" (3.81m x 3.23m) max

Shower Room: 5' 4" x 5' 2" (1.64m x 1.60m)

WC 7' 7" x 5' 7" (2.32m x 1.71m)

Cellar: 16' 0" x 36' 2" (4.89m x 11.04m) max

Stairs To First Floor Landing

Master Bedroom: 20' 11" x 15' 11" (6.38m x 4.87m)

Bedroom Two: 14' 11" x 15' 11" (4.57m x 4.86m)

En Suite: 10' 0" x 7' 9" (3.07m x 2.37m)

Bedroom Three: 14' 5" x 15' 11" (4.40m x 4.86m)

Bedroom Four: 13' 4" x 15' 10" (4.07m x 4.84m)

Bedroom Six: 15' 11" x 7' 9" (4.87m x 2.38m)

WC 5' 1" x 3' 6" (1.56m x 1.09m)



Bathroom: 16' 0" x 7' 5" (4.88m x 2.27m) max

Stairs To Second Floor Landing

Bedroom Five: 14' 6" x 15' 10" (4.44m x 4.85m) max

Bedroom Seven: 7' 4" x 8' 11" (2.24m x 2.72m)

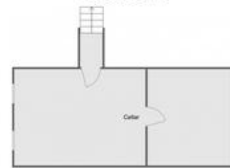


# New Road, Bromsgrove

## Ground Floor



## Cellar



## First Floor



## Second Floor



Total Area  
Including Cellar  
484.5 sq. m  
(5012 sq. ft.)

EPC: E

COUNCIL TAX BAND:

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Bromsgrove office on:

**01527 872 479**

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Alternatively, you can scan below to view all of the details of this property online.



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