



BY DESIGN



Shortwood House, Brockhill Lane, Tardebigge, B97 6RB

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Located within the beautiful Worcestershire countryside is Shortwood House, a very private country home on the edge of Tardebigge. This former farmhouse and equestrian facility has been elegantly transformed into a luxurious residential home and benefits from immaculate, high-end finishes throughout.

## Sold with No Onward Chain

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Built **1900s**

Internal Size **4295 sq/ft**

Bedrooms **5**

Bathrooms **3.5**

Reception Rooms **5**

**Cinema Room**

**Approx 2 Acre Plot**

**Menage**

**Detached Garage**

**Two Double Electric Gates**

**Security Alarm System**

Fuel **Oil** (1500 litre tank)

Council Tax **G**

EPC Rating **E**

Local Authority **Bromsgrove**

A beautiful family home with 2 acres of private grounds. Shortwood House can be easily transformed back into equestrian facilities, as it once was, or simply enjoyed as a special family home.

The grounds are entered through secure electric gates, with parking at both the front and rear of the property. Whether you choose to enter the property through the 'formal' front entrance or the rear entrance you are welcomed by gorgeous marble floors, ornate detailing and tall ceilings throughout.

On the ground floor there is a large, sociable kitchen which is connected to a utility room one end and the family room the other. Full length windows and doors span the entire length of the kitchen, providing lots of natural light, views of the garden and access out to a fantastic outdoor entertainment space, which is equipped with lighting and power. The kitchen's 5 metre vaulted ceiling is impressive and the high-end fixtures and finishes are immaculate.

Off the kitchen is a generous family room with dining area. The central focus of the room is the stylish log burner which is framed by a beautifully tiled surround. The ground floor also benefits from a spacious office, WC and a large formal dining room.

Stairs off the main hallway lead down to the lower ground floor, which is used by the current owner as a cinema room, but could also make a great playroom, hobby room or office.

On the first floor there are three excellent sized bedrooms and a family bathroom, which is adjoined to one of the bedrooms 'Jack and Jill style'. The primary bedroom is elegant and grand with a tall, vaulted ceiling and benefiting from a private en-suite.

The top floor has two further bedrooms and a luxurious bathroom. Whilst currently setup as two bedrooms, the top floor would work just as well as 1 bedroom and a large walk-in wardrobe with dresser.





































GROSS INTERNAL AREA

BELOW GROUND: 226 sq ft, 21 m2, GROUND FLOOR: 2182 sq ft, 203 m2, FIRST FLOOR 1422 sq ft, 132 m2

SECOND FLOOR: 465 sq ft, 43 m2

EXCLUDED AREAS: Shed 73 sq ft, 7 m2 GARAGE: 276 sq ft, 26 m2 STABLE AERA: 373 sq ft, 35 m2

TOTAL: 4295 sq ft, 399 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office:

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