



High Oak, Far Forest, Kidderminster

G HERBERT  
BANKS

EST. 1898



High Oak  
Far Forest  
Kidderminster  
Worcestershire  
DY14 9EA

A wonderful country house in a very attractive position.

Excellent range of equestrian facilities.

- Reverse accommodation to provide reception hall, five bedrooms, three bathrooms, laundry.
- Large central landing, substantial living/dining kitchen, lounge and study.
- Long approach driveway, attractive mature gardens and grounds with a number of oak trees.
- Stabling with 6 loose boxes, five field shelters, excellent manege 60m x 20m.
- Indoor heated swimming pool, further outbuildings.
- Three pasture paddocks
- In all about 8.02 acres.

### Situation

High Oak occupies a very attractive position on the Worcestershire/Shropshire borders. It is approached over a long tree lined driveway. The house, gardens and grounds enjoy some truly fabulous views over the surrounding undulating countryside which stretch right around to the Clent Hills in the north.

The property lies just outside the village of Far forest which has a range of local amenities including a village store, junior school village hall and popular public house with carvery. There is also a sought-after junior school in the nearby village of Bayton. More comprehensive amenities are located in Bewdley and Cleobury Mortimer. This includes the Lacon Child senior school in Cleobury Mortimer.

High Oak is well placed for access to Kidderminster, the Wyre Forest, Ludlow, Birmingham and Worcester. Kidderminster has direct rail link to Birmingham, Worcester and London. There is M5 motorway access via junctions 5 at Wychbold and 6 & 7 to the north and south of Worcester.

### Description

This incredibly appealing family home which was built in 1961 has been lived in by the present vendors' for the last 42 years. It is a much cherished home and a superb package for a country home buyer. It is ideally suited for those with equestrian/small holding interests. The reverse accommodation is generous and versatile and benefits from double glazing and oil central heating. The ground floor includes a reception hall with oak floor and inner hallway, laundry with store. With a master suite comprising bedroom, walk through dressing room and ensuite bathroom, there are currently 4 bedrooms with a potential 5<sup>th</sup> bedroom/studio/treatment room. In total 3 bath/shower rooms, a number of which have tiled/oak floors.

The first floor provides a central landing giving access to the large lounge with wood burning stove, twin double doors giving access to an attractive balcony, exposed brickwork. There is also a spacious study on this floor. A real focal feature of the property is the generous living/dining kitchen with lift to the ground floor, timber laminate floor, the large picture windows enjoy gorgeous views. There is a range of wall and floor mounted cabinets, central island unit, one and a half bowl sink unit and Quooker tap. Fitted appliance include, Bosch electric oven, NEFF ceramic hob with extractor over and NEFF dishwasher. There is a recessed display area and plate/glass helving in the dining area with mirror backing. Good sized separate study.

### Outside

High Oak is set well back from the road being approached by a long fenced driveway with rows of trees and electric timber gate. This leads to tarmac parking fronting the house. High Oak is set in attractive wrap around lawned gardens with various

raised beds and to the rear a long timber pergola and deck. There is a raised timber deck/balcony. A gravel driveway continues to the rear of the property.

The substantial outbuildings comprise as follows:

Inside heated swimming pool with hot tub, changing room with shower and plant room with boiler and filtration plant.

Rear stable yard with two sets of stable blocks both providing 3 loose boxes.

Adjacent buildings providing hay storage.

Excellent Olympic sized manege 60m x 20m installed in 1998 with rubber surface on sand.

3 fenced paddocks enclosures with oak trees and five field stables.

There are some wonderful views enjoyed from the land.

### GENERAL INFORMATION

#### Energy Performance

Current Rating: 65 D

Potential Rating: 78 C

Carried out: 30 April 2025

#### Services

Mains electricity and water. Private drainage. Oil fired central heating. There are also 4kw solar panels fitted along with Solar thermal panels supplying the swimming pool.

#### Local Authority

Shropshire Council

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions What3words ///returns.locating.skillet



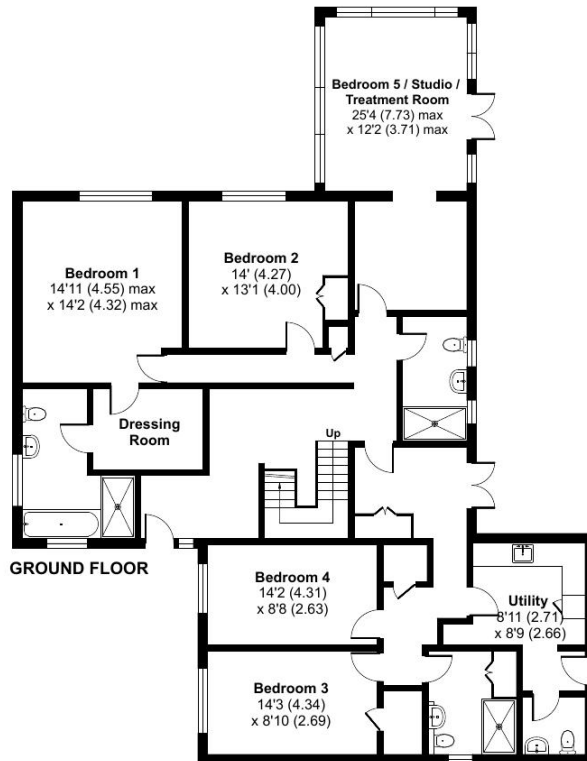
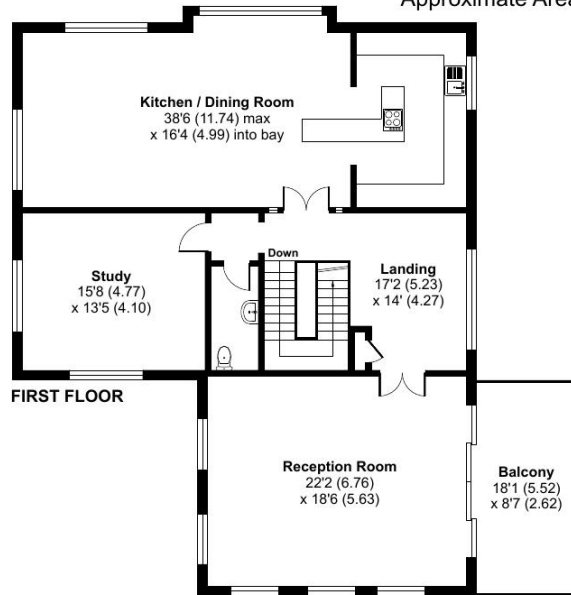




# High Oak, Far Forest, Kidderminster, DY14

Approximate Area = 3408 sq ft / 316.6 sq m

For identification only - Not to scale





Energy rating and score

This property’s energy rating is D. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



