



The Austin Suite, The Grange, 4 Lord Austin Drive, Marlbrook, B60 1RB | **£795,000**  
Four Bedroom Three Storey Mansion Apartment

## Summary:

Own a piece of history: An extraordinary and rare four bedroom, three storey 'house-like' apartment featuring Lord Austin's own original library and billiards room where the famous 'Austin 7' was designed. This awe-inspiring apartment is located in the area's most premier addresses amongst 26 acre communal grounds of the prestigious Grange Park Estate boasting gated access, use of the tennis courts, three hole (six tee) golf course, children's adventure playground and exercise track. Not only does the residence offer luxury accommodation on a monumental scale (3,400 sq. ft) but also features its own private outdoor space, external access from all three levels and double garage.

## Description:

The ground floor accommodation features an incredible dining room (originally Lord Austin's Billiards Room) with impressive ceiling heights, access to the private patio and a glass partitioned office overlooking the grounds. The grand drawing room presents a bay window, gas stove and spiral staircase leading to the first floor sleeping accommodation.

The first floor collection of rooms (also accessed from the communal lift or staircase) offers a sumptuous master bedroom suite with fitted wardrobes and delightful en suite bathroom (complete with south facing private balcony overlooking the grounds), two further bedrooms (both opening onto a North balcony) and shower room.

The lower ground floor comprises: Modern country style kitchen with breakfast island, sun room overlooking the grounds, utility room with plenty of cupboard space and substantial cellar which is currently utilised as a gym, workshop and store. The lower ground floor also provides a fourth bedroom and shower room opposite.



**Outside:**

The stunning communal grounds (amounting to approx. 26 Acres) are predominantly laid to lawn with specimen trees including Yew, Oak and Pine, meandering gravelled walks, two all weather tennis courts, fenced children's adventure park, three hole golf course and fantastic far reaching views. The estate and grounds are impeccably maintained by resident estate staff. The Grange itself is situated behind electronically operated gates complete with intercom and CCTV.

The Austin Suite boasts it's own private parking facilities with driveway for multiple vehicles as well as an integral double garage.

**Service Charges:**

The Grange House: £6,174.98 per annum

The Grange Estate: £1,322.18 per annum

Ground Rent: £50 per annum

**Years Remaining on the Lease:** 970

**Location:**

Marlbrook is a semi-rural village set within the picturesque Lickey Hills. This property is located within the catchment area of Lickey Primary School, within 2 miles of Barnt Green village, 3 miles to the market town of Bromsgrove (with both providing a train station) and offers excellent travel links to Birmingham and Worcester with easy access to the M5 (Junction 4) and M42 (Junction 1).

Herbert Austin founded the Austin Motor Company at Longbridge in 1905 and moved his family to Lickey Grange in 1910. The Austin 7 was designed at Lickey Grange between 1921 and 1922 in the billiards room! Lickey Grange has since been converted into luxury apartments, and the remainder of the estate was developed in more recent times.



# Lord Austin Drive, Marlbrook

## Room Dimensions:

### Drawing Room:

28' 4" (into bay) x 17' 8" (8.65m x 5.40m)

### Dining Room:

18' 1" (max) x 25' 3" (5.53m x 7.71m)

### Office:

8' 11" x 11' 6" (2.72m x 3.51m)

### Stairs To First Floor Landing

### Master Bedroom:

14' 4" (into bay) x 16' 4" (4.38m x 4.99m)

### En Suite:

13' 5" (max) x 12' 2" (4.11m x 3.72m)

### Bedroom Two:

11' 6" x 9' 0" (3.53m x 2.76m)

### Bedroom Three:

13' 7" (max) x 7' 3" (max) (4.16m x 2.23m)

### Bathroom:

6' 7" x 6' 6" (2.03m x 2.00m)

### Stairs To Lower Ground Floor

### Kitchen:

13' 4" x 10' 0" (4.07m x 3.07m)

### Conservatory:

12' 2" x 11' 10" (3.71m x 3.63m)

### Utility Room:

10' 6" x 11' 9" (max) (3.21m x 3.59m)

### Bedroom Four:

13' 0" (into bay) x 17' 0" (3.98m x 5.19m)

### Shower Room:

6' 3" (max) x 11' 9" (max) (1.92m x 3.59m)

### Gym:

8' 1" x 18' 1" (2.48m x 5.52m)

### Cellar:

9' 5" x 18' 1" (2.88m x 5.52m)

### Workshop:

3' 9" x 16' 10" (1.15m x 5.14m)

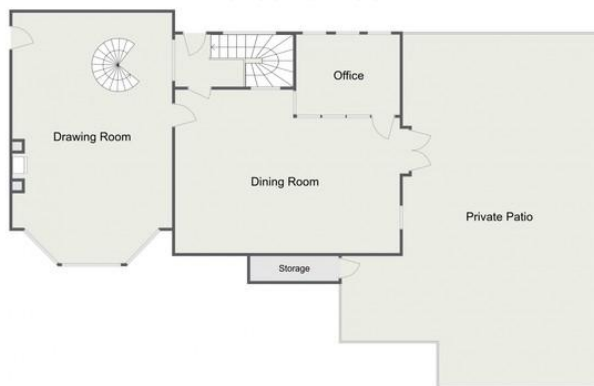
### Double Garage:

17' 7" x 19' 8" (5.38m x 6.00m)

## First Floor



## Ground Floor



## Lower Ground Floor



Total Approximate Area (Excluding Patio, Balcony and Void): 319.7 sq. m (3,441.22 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

# Lord Austin Drive, Marlbrook

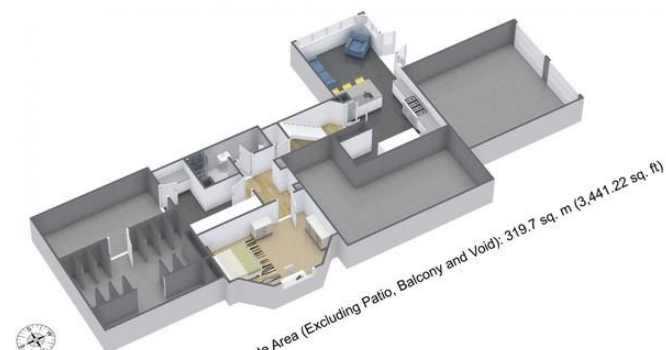
## First Floor



## Ground Floor



## Lower Ground Floor



Total Approximate Area (Excluding Patio, Balcony and Void): 319.7 sq. m (3,441.22 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.