



Oakhill
54 Hill Grove Crescent | Kidderminster | Worcestershire | DY10 3AR

FINE & COUNTRY

OAKHILL

Oakhill is a beautifully renovated Grade II Listed architectural gem from the Arts and Craft school of Charles Voysey. The skilfully improved accommodation incorporates a luxury health suite with indoor pool. This handsome house boasts six bedrooms, three reception rooms and an array of ancillary space, all set within circa 0.7 acres with generous parking and a double garage.



Ground Floor

Walking through the original oak front door of Oakhill takes you into an imposing entrance hallway. To the left is the drawing room featuring dual aspect windows, glazed doors leading onto the entertaining terrace, and an inglenook open fire. There is a library with a view to the front of the property. The formal dining room is situated next to the kitchen and also has a glazed door leading to the rear garden. There is a guest cloakroom/WC and a bespoke wine store. The spacious and contemporary kitchen/breakfast room features integrated appliances such as an ice cooler, a double aga, and a central island. Directly off the kitchen is a utility room, pantry, and boot room. The indoor swimming pool is situated to the side of the property with access from the main house and glazed doors leading into the garden. There is a shower, WC, and changing area. Here a staircase takes you up into the gymnasium.









Seller Insight

“It was my wife who found the property initially and it was truly a wow moment when we approached it together for the first time. It was quite a surprise to be met with the sight of this white rendered, architecturally designed house that is incredibly imposing and stunningly beautiful at the same time,” say the owners.

“Oakhill is rich in history and has played an important part in the Kidderminster community over the years which was also part of the appeal for us. I am fascinated by everything to do with this property to the extent that I have written articles about Oakhill that are on display in the V&A Museum. Oakhill wasn't a particularly well-known Voysey designed building until these articles were published and it was a proud moment.”

“We previously lived in the countryside which had its benefits but we had a young family and were keen to move closer to a town with good amenities. Voysey often built his properties near to train stations and Oakhill is no different, so we enjoy easy access to a wide range of facilities in Birmingham and Worcester, as well as our beloved football teams West Bromwich Albion and Kidderminster Hamers.”

“The large garden is south west facing and is bathed in sunshine all day long. We have a lovely veranda and patio area that is perfect for entertaining, and we've enjoyed countless BBQs here with friends and family. The highlight for me though is the indoor pool that we use all year round. I have fond memories of a bitterly cold and snowy winters day when we turned up the pool heater, opened the doors and ran around in the snow in our swimming gear before jumping back in to the warm water. Great fun!”

“The large kitchen area is the heart of our home. There's a comfortable window bench, television, and sound system in there, so it's perfect for day-to-day family life and entertaining. The house really comes to life when filled with guests and we've had lots of gatherings here; everything from formal celebrations to fish 'n' chips and champagne parties. I must also mention the wine room. It had been used as storage for many years, so we returned it to its original use and fitted it out with solid oak fittings in the Voysey-style. I absolutely love it.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The wide staircase takes you to the first floor landing. The spacious main bedroom features a fabulous bay window and is situated next to a bathroom. There is also a double bedroom at this end of the property giving scope for a dressing area, creating a main suite. There are a further four double bedrooms (one of which features a small fitted wardrobe) and a modern family bathroom. The fourth bedroom has a private staircase leading downstairs.









Outside

Oakhill is approached through private electric gates and a driveway, lit up with feature lighting. There is a lawned area to the front of the property as well as ample parking and a double garage. To the rear of the property is a large lawned area, two entertaining terraces, an outdoor fire pit and a pergola, creating a fantastic space for entertaining.







LOCATION

Oakhill is situated on one of the most prestigious roads in Kidderminster. Hill Grove Crescent is on the east side of Kidderminster, giving direct access to Blakedown, Hagley, and Chaddesley Corbett. Kidderminster boasts all local amenities along with newly developed canal side restaurants.

The nearby town of Bewdley is recognised for its Georgian architecture and recreational culture, with a wide range of shopping and professional services including small supermarkets, a selection of pubs and restaurants, bakery, butchers, and pharmacy. Hagley has a wide range of local amenities and is home to the Grade I Listed Hagley Hall Estate which is only 6 miles to the north east.

The Severn Valley Railway may be accessed at Kidderminster (a short walk away from Oakhill) with onward passage to the riverside town of Bewdley, at the heart of The Severn Valley. The West Midlands Safari Park may be found between these two historic towns. All of which makes for a location that provides for access to the best that North Worcestershire has to offer, with a lifestyle of village pubs, shops, and amenities; as well as the Clent Hills with a network of country paths and bridleways.

Central Birmingham is 19 miles to the east. It is a city of international importance, both commercially and culturally, as defined by its magnificent Library, Town Hall and Symphony Hall; the home of The Birmingham Symphony Orchestra.

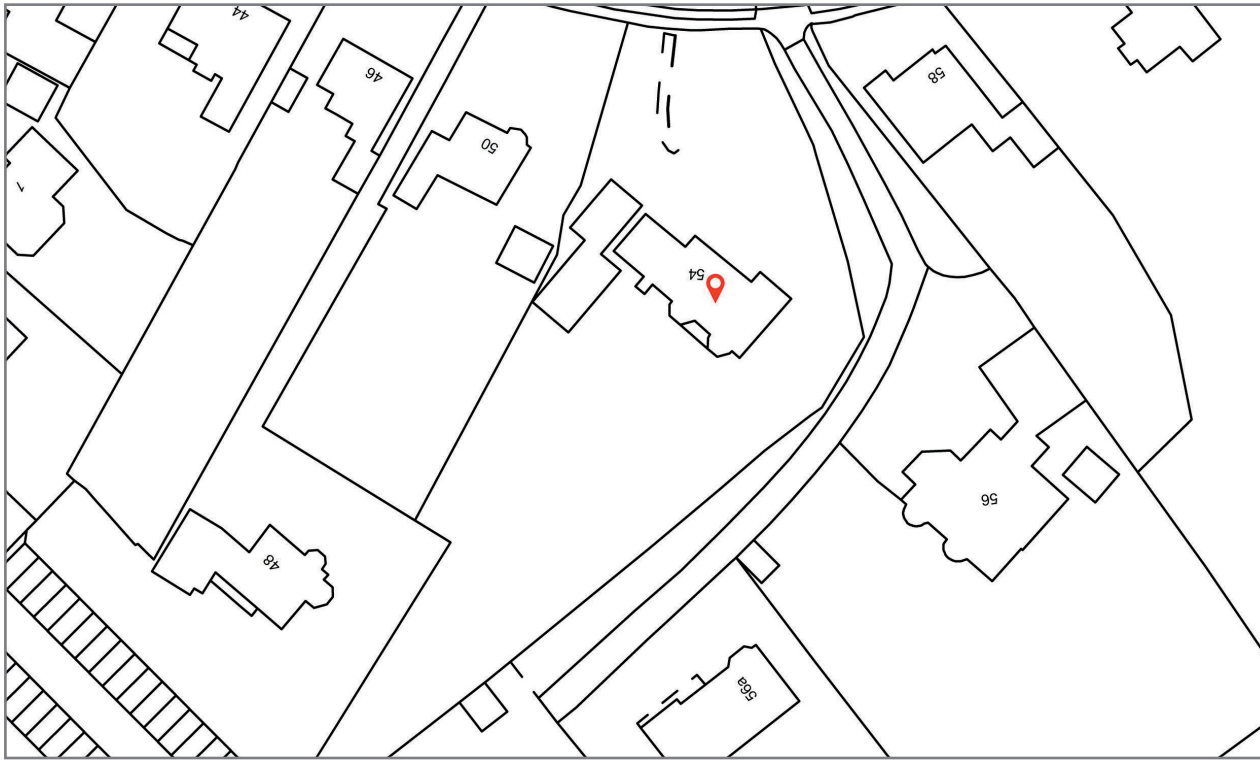
The county town and cathedral city of Worcester, lying on the banks of The River Severn, is some 14 miles south providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

The M5 accessed at Lydiate Ash J4, or Halesowen J3, provides for ready access to the north, east and south east, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5, enables for onward travel to the M40 and London (126). The M5 J6 at North Worcester provides access to the South West, Cheltenham and its Racecourse (42 miles), Gloucester and Bristol (46 miles). The M42 also offers access to Birmingham International Airport (19 miles).

The recently developed and upgraded railway station at Kidderminster (a short walk away from Oakhill) enables for easy travelling to Worcester and Stourbridge, and thereafter to Central Birmingham for fast onward travelling around the UK and to London. The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is also intended to increase the capacity to London, as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include The Old Swinford Hospital School at Stourbridge, Heathfield School at Wolverley (3.2 miles), Bromsgrove School (8.9 miles), Malvern College (24 miles), The Kings Schools and Royal Grammar School at Worcester (14 miles), and The King Edwards Schools in Birmingham. Winterfold House Preparatory School at Chaddesley is under 2.9 miles away.





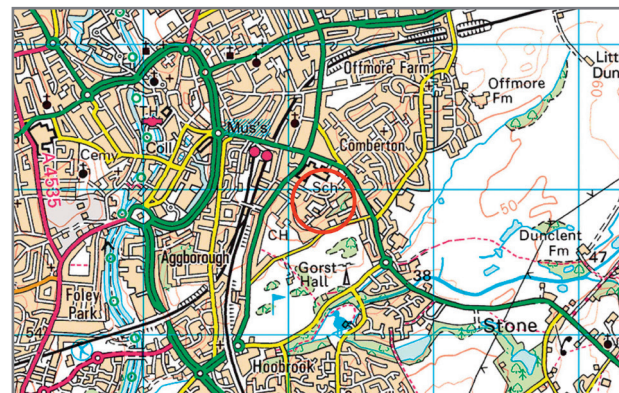
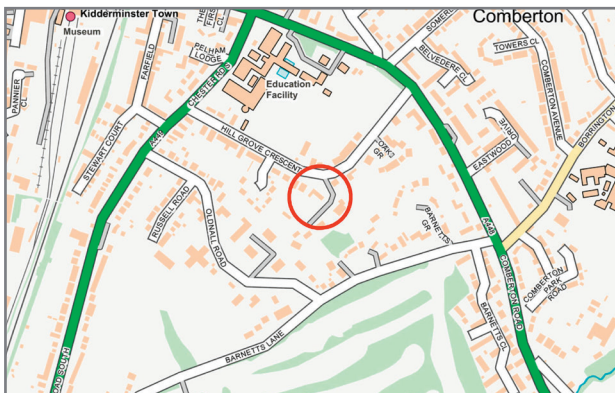
Services
Mains water, electricity, gas and drainage.

Tenure
Freehold

Local Authority
Wyre Forest District Council
Council Tax Band H

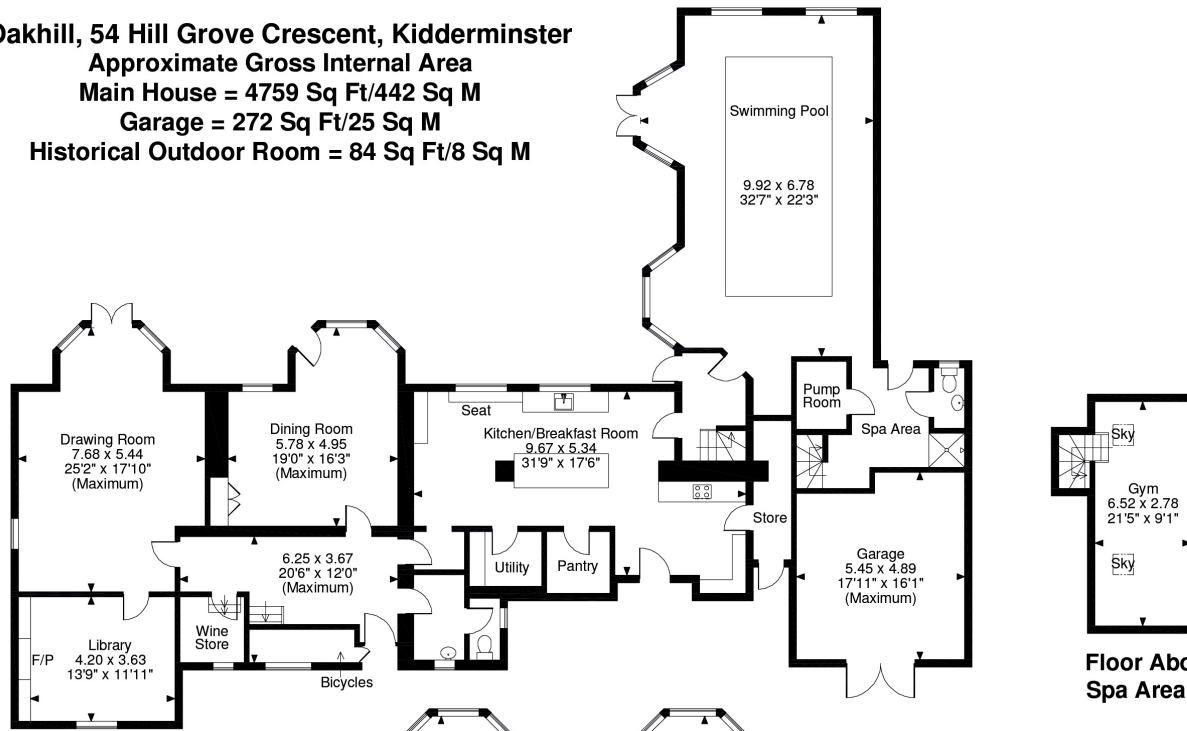
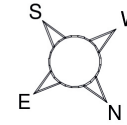
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website
For more information visit www.fineandcountry.com

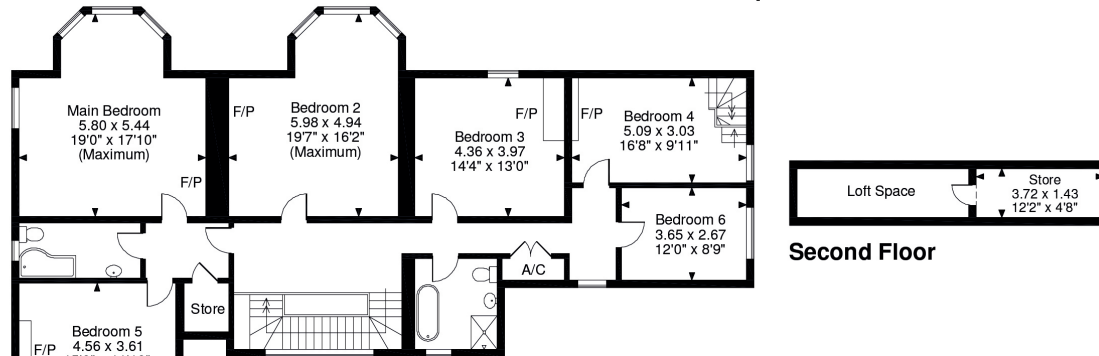
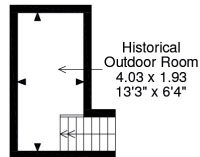


Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Oakhill, 54 Hill Grove Crescent, Kidderminster
Approximate Gross Internal Area
Main House = 4759 Sq Ft/442 Sq M
Garage = 272 Sq Ft/25 Sq M
Historical Outdoor Room = 84 Sq Ft/8 Sq M



Ground Floor



First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height

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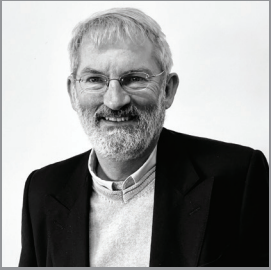
EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances 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. For a free valuation, contact the numbers listed on the brochure. Printed 25.04.2022







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"I have nothing but praise for the team, Richard Harper, Catherine Neilson and Halina Day, at Fine & Country who have gone out of their way to help me with this move. Certainly over and above what was expected. A very professional team."



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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