



Bon Accord, Kingsford Lane, Wolverley, DY11 5SL

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EXCLUSIVE







# Bon Accord, Kingsford Lane, Wolverley, DY11 5SL

## Offers In The Region Of £895,000

Individually commissioned bespoke self build home thoughtfully crafted to exacting standards having never been marketed before. Presenting circa 3,000 sq. ft of comfortable living arranged over three floors, the property is encompassed by some 400 acre woodland trails, red sandstone ridges, open heathland and sweeping sandy paths. Beyond its picturesque meandering tree-lined approach and field gates leads to generous size chipping stone driveway with detached double garage, timber frame vaulted storm porch and mature planted bedding. Centred around inviting reception hall complete with Limestone floor opens onto impressive drawing room housing wood burning stove, formal dining, delightful country-style kitchen dining garden room boasting floor-to-ceiling windows with commanding views over rolling lawns, separate laundry, downstairs cloak, home office and bedroom four. Continuing upstairs 'Bon Accord' showcases three bedrooms including principal bedroom suite with dual aspect, further bedroom with en suite and beautiful house bathroom. Completing the property is its very own self contained multipurpose basement which can be fitted out as a cinema room, gym or home businesses alike. Extensive gardens surround the property with elevated patio seating areas perfect for alfresco dining, practical outhouses providing useful storage space, manicured lawns with mature shrub screening to include white rambling roses and side and rear gated access. Ideally located a short drive from Idyllic South Staffordshire Village Kinver with micro eateries and shops for convenience, commutable distance into pretty market Town Bridgnorth and Kidderminster for a wider range of amenities and leading local private school Heathfield Knoll. This property effortlessly blends modern and contemporary living with a semi rural lifestyle admired by many.





#### Front Of The Property

Accessed via double field gates leading from the front of the property, timeworn cobbles, large chipping stone driveway, surrounding dwarf wall with raised planted mature shrub borders, well maintained lawn to side, outdoor lighting, electrical points, dual electric roller shutter doors leading to detached double garage, open vaulted timber frame storm porch and gated side access leading to the rear of the property.

#### Reception Hall

20'0" x 12'1"

With feature front door with glass insert and windows to side, stairs to first floor landing complete with carpet runners, space for seating, doors to various rooms, stairs leading down to basement, recessed spotlights, cloakroom with clothes rail and shelving, alarm panel, underfloor heating control and limestone tiled floor.

#### Kitchen Dining Garden Room

27'2" x 20'8" max

With double doors leading from the reception hall, fitted with a range of high quality matching wall and base units, Corian work surfaces, complementary upstands, one and a half sink with space disposal unit, inset drainer grooves, brick exposed inglenook with decorative beam housing Rayburn cooker/ boiler with hot plates and grid shelving, central control panel, integrated microwave, dishwasher, space for double American fridge freezer, pantry style drawers, floor to ceiling double glazed windows and door to rear, space for dining and seating, further double glazed windows overlooking rear garden, recessed spotlights, door to laundry and limestone tiled floor.

#### Drawing Room

24'7" x 14'5"

With double doors leading from the reception hall, brick exposed inglenook fire place with decorative beam and log burning stove, space for comfortable-size three piece suite and double glazed windows and french doors to garden.

#### Study

14'5" x 7'2"

With a door leading from the reception hall, space for desk and shelving, double glazed window to front and limestone tiled floor.

#### Formal Dining Room

14'9" x 9'10"

With a door leading from the reception hall, space for dining table, double glazed window to side and limestone tiled floor.





#### Bedroom Four

14'9" x 9'10"

With a door leading from the reception hall, dual aspect double glazed windows to front and side and limestone tiled floor.

#### Laundry

11'5" x 9'6"

With a door leading from the kitchen dining room, fitted with high quality matching wall and base units, Corian work surfaces, complementary upstands, sink, inset drainer grooves, door to cloakroom, double glazed door to garden, dual aspect double glazed windows to front and side and limestone tiled floor.

#### Cloakroom

With a door leading from the laundry, WC, wash hand basin, tiled splashback, double glazed window to rear and limestone tiled floor.

#### Basement

27'2" x 20'0"

With stairs leading down from the reception hall, open under stairs storage space, further storage cupboard, comfortable space for seating naturally lending itself to a cinema, home gym or beauty salon, door to side with further stairs leading up to the rear garden, laminate floor, recessed spotlights and two central heating radiators.

#### Landing

With stairs leading from the reception hall complete with carpet runners, double glazed skylight window, doors to various rooms, recessed spotlights and loft access.

#### Principal Bedroom

24'3" x 12'5"

With a door leading from the landing, dual aspect double glazed windows to front and rear, space for seating/dressing table and a door to en suite.

#### En Suite

With a door leading from principal bedroom, double shower, WC, wash hand basin, tiled floor and walls, double glazed skylight window to rear, recessed spotlights and heated towel rail.

#### Bedroom Two

13'9" x 12'1"

With a door leading from the landing, double glazed window to rear, laminate floor and door to en suite.





#### En Suite

With a door leading from bedroom two, bath with shower over, shower screen, WC, wash hand basin, tiled floor and walls, double glazed skylight window to rear, recessed spotlights and heated towel rail.

#### Bedroom Three

13'9" x 12'1"

With a door leading from the landing, double glazed window to front and base storage unit with underfloor heating control.

#### Bathroom

With a door leading from the landing, P shaped walk-in shower, bath with shower attachment, wash hand basin set into vanity unit, WC, tiled floor and walls, double glazed skylight window to front, recessed spotlights and heated towel rail.

#### Detached Double Garage

18'8" x 16'8"

With electric roller shutter doors to front, alarm control system, manual release mechanism, double glazed window to rear, work bench, overhead storage, wall units, power and light.

#### Garden

Accessed via double glazed french doors leading from the drawing room, further double glazed doors from kitchen dining and laundry room, large patio with various seating areas overlooking landscaped lawn with trees and mature shrub borders, courtyard area with decorative chipping stones, patio path, useful outbuildings and woodstore, staircase leading from basement level, hot and cold outside taps, electrical points, rear car-width gated access leading onto private lane and further gated side access to both sides leading to the front of the property.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | 89        |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 73                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

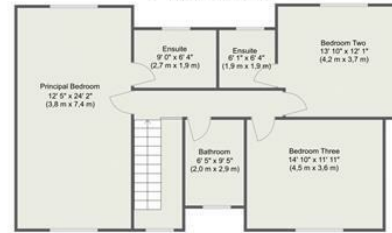
#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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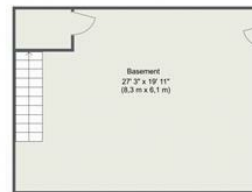
**Bon Accord  
First Floor**



**Ground Floor**



**Basement**



Total area approx: 325,342 / 35615sq Ft.

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

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01384 443331 | Website: [www.hunters.com](http://www.hunters.com)





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