



WITLEY HOUSE, 5 CARTER'S GARDENS

KIDDERMINSTER | DY11 6LR





WITLEY HOUSE, 5 CARTER'S GARDENS

Kidderminster 2 miles | Bewdley 2 miles | Worcester 16 miles | Bridgnorth 14 miles | Ludlow 25 miles
(all mileages are approximate)

AN EXCEPTIONAL FIVE BEDROOM EXECUTIVE RESIDENCE EXTENDING
TO OVER 3,157 SQ FT, SET WITHIN A PRIVATE 0.4 ACRE PLOT WITH
ELECTRIC GATES, DETACHED DOUBLE GARAGE, SOUTH WEST FACING
GARDENS

Exclusive Home 3157 sq/ft

Set within 0.4 Acres

5 Bedrooms including 2 Extensive principal Suites

Double Garage

Air Conditioning to main rooms



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Halls are delighted to offer for sale this substantial and beautifully presented detached family home, occupying a prime position within the sought-after Oaks development in Kidderminster.

Offering over 3,157 sq ft of versatile accommodation arranged across three floors, the property combines generous family living with modern styling, making it ideal for growing families and those seeking flexible space for home working or multi-generational living.

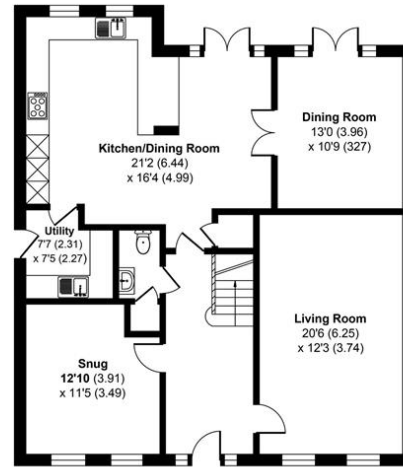
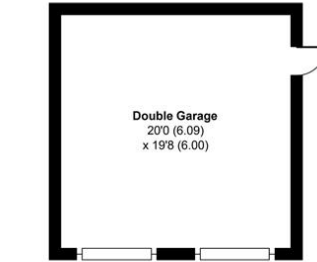
SITUATION

Carter's Gardens is located in a quiet cul-de-sac which forms part of the highly regarded Oaks development on the Western side of Kidderminster. The property enjoys convenient access to local amenities, schools, road networks and recreational facilities whilst retaining a pleasant residential setting

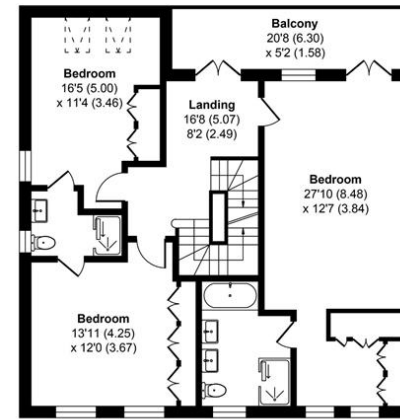
PROPERTY

5 Carter's Gardens is an exceptional five-bedroom detached family home occupying an enviable position within the prestigious Oaks development on the outskirts of Kidderminster.

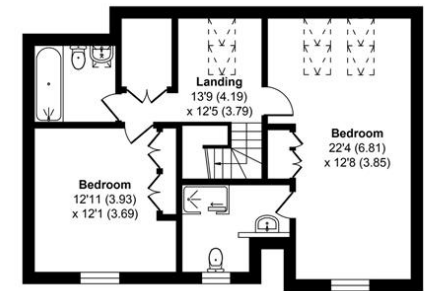
The accommodation is entered via a welcoming reception hall which provides access to the principal ground floor rooms. At the heart of the home is an impressive kitchen and dining room, fitted with an extensive range of modern units and providing an excellent space for both everyday living and entertaining. Complementing this is a spacious living room, enjoying excellent natural light and offering a comfortable setting for relaxation. A separate snug provides further flexibility and could be utilised as a family room, playroom or home office. A utility room and cloakroom complete the ground floor accommodation.



Ground Floor



First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

To the first floor, the first principal bedroom suite is a standout feature, benefitting from a dressing room, ensuite bathroom and air conditioning to further enhance a good nights sleep. Also located on this floor are two substantial double bedrooms, elegantly served by a well-appointed Jack and Jill bathroom. Completing the first-floor accommodation, the landing leads to a private balcony that enjoys a wonderful outlook over the landscaped gardens,

providing an ideal space for morning coffee or evening. Occupying the second floor is a further master bedroom suite of generous proportions, featuring skylights that frame the space beautifully and maximise natural light. The accommodation is further complemented by an additional double bedroom and an elegant family bathroom. All bedroom's benefit from fitted wardrobes.



Approximate Area = 2764 sq ft / 256.8 sq m
Garage = 393 sq ft / 36.5 sq m
Total = 3157 sq ft / 293.3 sq m
For identification only - Not to scale





GARDENS

Approached via elegant electric gates, the property immediately conveys a sense of exclusivity and prestige. A sweeping driveway provides extensive parking and leads to the detached double garage, creating an impressive first impression.

The South West facing garden is beautifully landscaped, the gardens have been thoughtfully designed to offer a seamless blend of formal lawns, mature planting and generous entertaining terraces. Enjoying an excellent degree of privacy and backing onto established woodland, the gardens provide a tranquil setting for outdoor dining, relaxation and family enjoyment, with the mature tree-lined backdrop further enhancing the property's secluded and highly desirable position.

SCHOOLING

The area is well served by a range of schooling options, including Sutton Park Primary School, St John's C of E Primary School and Foley Park Primary School. Secondary education is available at Baxter College and King Charles I School, with a wider range of independent and state schooling available throughout Kidderminster, Stourbridge and Worcester.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electric and drainage.
Air to air heat pump heating and cooling to main rooms.
Full fibre internet up to 900MB.
Mains gas central heating.

LOCAL AUTHORITY

Wyre Forest District Council Tel: 01562 732928

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - B

DIRECTIONS

What3Words ///clap.text.shirt
From Halls Kidderminster office, proceed south-east along Franche Road. At the roundabout take the fourth exit onto Mason Road (A4535), then at the next roundabout take the first exit onto Blakebrook Close (A4535). Continue along the A4535 before turning right onto Bewdley Hill (A456). Shortly afterwards turn left onto Sutton Park Road and then right into Carter's Gardens.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



