



SANTA FE, BUTTON BRIDGE

KINLET | BEWDLEY | DY12 3DQ





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Bewdley 4 miles | Kidderminster 7 miles | Worcester 19 miles | Ludlow 16 miles | Birmingham 34 miles
(all mileages are approximate)

A SUBSTANTIAL DETACHED COUNTRY RESIDENCE OCCUPYING AN EXCEPTIONAL RURAL SETTING

Impressive detached country residence over 2900 sq ft
Beautiful rural setting within Button Bridge
Three double bedrooms and Four spacious reception areas
Indoor swimming pool complex
Two plots of adjoining land available by separate negotiation



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 with instructions to offer Santa Fe for sale by Private Treaty.

Occupying a superb rural position within the highly desirable hamlet of Button Bridge, this substantial detached bungalow offers extensive and versatile accommodation together with exceptional outdoor space and large garden. A particular feature of the property is the impressive indoor swimming pool complex, creating a unique lifestyle opportunity within an idyllic countryside setting.

SITUATION

The property offers a delightful rural position within Button Bridge, a sought-after area lying between Bewdley and Kinlet, surrounded by attractive Worcestershire and Shropshire countryside.

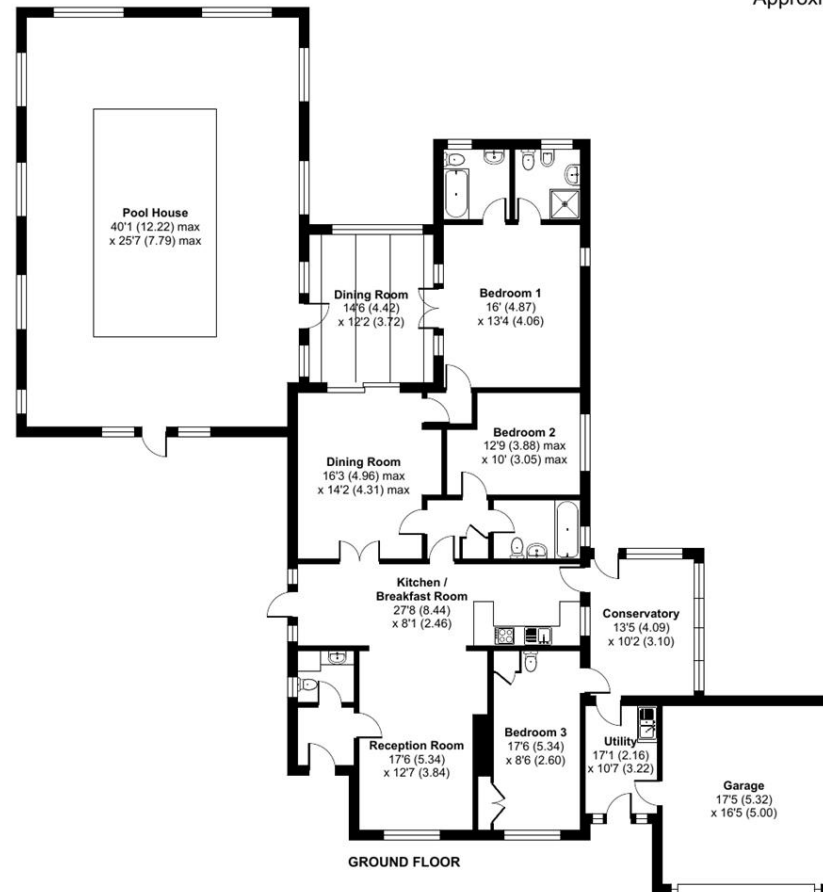
The nearby historic riverside town of Bewdley offers a range of independent shops, cafes, restaurants and leisure facilities, whilst Kidderminster provides wider amenities together with rail connections and access towards Birmingham and the Midlands motorway network.

The area is particularly well regarded for its scenic countryside walks, riding routes and outdoor pursuits, together with a strong selection of respected primary and secondary schooling nearby.

PROPERTY

An individually designed detached residence occupying a truly enviable position surrounded by attractive countryside and mature grounds. The property offers spacious and adaptable accommodation throughout, perfectly suited to family living.

The accommodation is approached via a welcoming reception hall and downstairs cloakroom leading through to the principal living accommodation. The main reception room enjoys excellent proportions



Approximate Area = 2993 sq ft / 278 sq m

Garage = 286 sq ft / 26.6 sq m

Total = 3279 sq ft / 304.6 sq m

For identification only - Not to scale



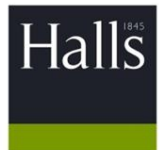
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1462795

together with large picture windows, creating a wonderfully light and airy atmosphere adjoining onto the kitchen/breakfast room which is fitted with a range of wall and base units together with ample work surface space and views across the grounds.

A dining room and further seating/dining area is located off the kitchen/breakfast room giving scope for ample reception areas. The property also benefits from a utility room.

A particular highlight of the property is the impressive indoor swimming pool complex, providing a superb recreational and entertaining facility rarely found within residential homes. The pool building offers excellent versatility and further scope for enhancement if desired.

The bedroom accommodation is arranged to provide three generous double bedrooms together with three bath and shower room facilities.





GARDENS

The property occupies extensive grounds enjoying a high degree of privacy and seclusion, with sweeping lawned gardens, mature trees and established boundaries combining to create a truly idyllic countryside environment.

The gardens are predominantly laid to lawn with a variety of mature shrubs and planting, whilst generous patio and seating areas provide excellent outdoor entertaining space enjoying views across the surrounding landscape.

To the front of the property is a generous driveway providing ample off-road parking for multiple vehicles together with access to the detached double garage.

TWO PLOTS OF ADJOINING LAND - BY SEPARATE NEGOTIATION

Adjoining pond land- The attractive pond area, which forms part of the view as seen from the photos, is situated within the garden area on approx 0.51 acres and is available by separate negotiation. Please call our office to discuss.

Adjoining agricultural pasture land- An adjoining parcel of 10.25 acres of agricultural pasture land is also available by separate negotiation. Please contact our office to discuss.

SCHOOLING

Popular primary options include St Anne's C Of E Primary School and Upper Arley C of E Primary School, both serving the wider Bewdley and Stourport-on-Severn area.

For secondary education, highly regarded options include The Bewdley School and Stourport High School and Vlth Form College, with further schooling available in nearby Kidderminster including Wolverley CE Secondary School & Sixth Form and Baxter College. The area also offers access to independent and specialist education nearby.

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 and electric. Drainage is provided by septic tank.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words ///cove.afterglow.carry



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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.



