



Thicknall Cottage

Thicknall Lane | Clent | Worcestershire | DY9 0HN

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Thicknall Cottage.

Thicknall Cottage is an impressive five bedroom detached family home. Located on Thicknall Lane in Clent, it offers the ideal opportunity for those looking for equestrian land or to run a smallholding, whilst also having a substantial home to host loved ones. The property sits on approximately 5.5 acres, boasting three paddocks, tractor store with solar panels, a beautifully maintained garden with large swimming pool, and separate pool house.

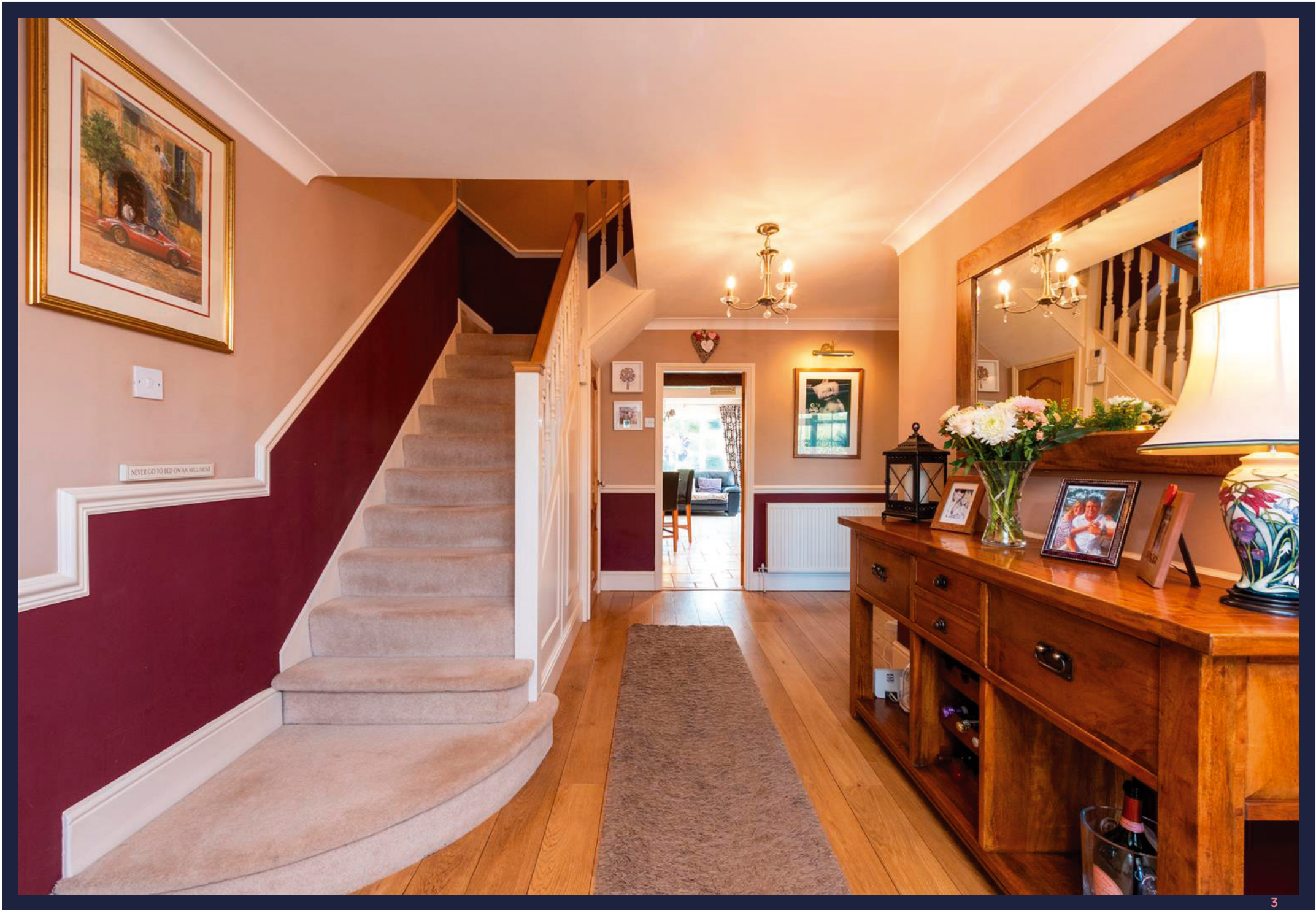
Briefly comprising a welcoming entrance hall leading through to the large kitchen diner, ideal for entertaining family and friends, separate dining room, two sitting rooms, a utility and two WCs, the downstairs accommodation offers flexibility for families of all sizes to spend time together or to branch out.

Upstairs, the spacious main bedroom with en-suite has its own balcony with far-reaching views of the surrounding countryside and the further four bedrooms along with house bathroom benefit from similar views.

Located just a short drive from both Clent and Hagley village, Thicknall Cottage has convenient access to various local amenities such as a doctor's surgery, dentist, pharmacy and various shops and eateries. For schooling, there is access to both primary and secondary public schooling with Clent village Primary School, Hagley village Primary School and Haybridge & Hagley RC High Schools. For private schooling, Winterfold House School in Chaddesley Corbett accommodates up to the age of thirteen with Bromsgrove School following-on up to college. Commuter links are also easily accessed with motorway links to Birmingham and Worcester as well as Hagley train station providing regular public transport routes.

Viewings of this unique property are highly recommended to appreciate the space on offer and can be arranged via our Hagley office to make this home your own.







Approach

Approached via electric gated driveway with gates through to the garden and access to the paddocks for equestrian vehicles.

Entrance Hall

With solid oak wood flooring, stairs to the first floor landing with understairs storage and doors leading to:

Kitchen Diner *22'7" x 20'4" (6.9m x 6.2m)*

With two double-glazed windows to rear and bi-fold doors to side leading out to the patio, tiled flooring and character beams overhead. There are a variety of bespoke fitted solid oak wall and base units with granite worksurface over and matching island with breakfast bar, one and a half bowl Belfast sink and large AGA with extractor fan overhead. Integrated appliances include a Bosch oven and grill, fridge freezer, microwave and coffee machine, along with Hotpoint dishwasher and wine fridge. This room offers ample space for a large dining table and chairs and door leads through into the utility.

Utility *10'5" x 8'6" (3.2m x 2.6m)*

With double-glazed window to side, tiling to floor and house boiler. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods.

Dining Room *17'4" x 16'8" (5.3m x 5.1m)*

With double-glazed window to front and central heating radiator.

Lounge *23'3" x 16'4" (7.1m x 5.0m)*

With double-glazed windows to rear and French doors out to the patio, solid oak wood flooring and large feature sandstone fireplace with Bransdale multi-fuel log burner.

Sitting Room *18'4" x 15'1" (5.6m x 4.6m)*

With two double-glazed windows to front and obscured door to side, central heating radiator and feature fireplace with electric fire insert.

WC

With double-glazed window to side, central heating radiator, WC and pedestal sink.









Office 14'5" x 6'2" (4.4 x 1.9)

With double-glazed window to side, central heating and solid oak wood flooring.

WC

With dual aspect obscured double-glazed windows to front and side, central heating radiator and wood flooring. There is a vanity unit with storage and hand wash basin.

First Floor Landing

With central heating radiator, access to the loft via hatch and doors leading to:

Bedroom One 20'8" x 15'1" (6.3 x 4.6)

With double-glazed window to front and door out to the balcony, central heating radiator and ample fitted bespoke wardrobes for storage. Door leads through into the en-suite.

En-suite

With double-glazed window to rear, chrome heated towel radiator and travertine tiling to floor and walls. There is a WC, bidet, His and Hers sinks and a large shower with hand held and drench head over.

Bedroom Two 14'9" x 12'1" (4.5 x 3.7)

With double-glazed window to rear and door out to the balcony, central heating radiator and fitted wardrobes for storage.

Bedroom Three 20'4" x 9'6" (6.2 x 2.9)

With two double-glazed windows to front, central heating radiator and fitted wardrobes for storage.

Bedroom Four 13'1" x 12'9" (4.0 x 3.9)

With double-glazed window to front, central heating radiator and fitted wardrobes for storage.

Bedroom Five 9'2" x 8'6" (2.8 x 2.6)

With double-glazed window to rear, central heating radiator and fitted wardrobes.

Bathroom

With double-glazed window to rear, central heating radiator and tiling to floor and walls. There is a fitted vanity unit, WC, bidet and fitted bath with shower over. There is also an airing cupboard offering further storage.

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Gardens

Extensive south facing gardens with a large patio area and electric awnings for the warmer months, mature planter beds and an outdoor kitchen area with pizza oven, sink, lighting and electric. The large swimming pool with seasonal covers also boasts a pool house with changing room, Nordic sauna and separate WC. The extensive patio also allows space for a outdoor seating with pergola cover, gates to the front give access from the driveway and gates to the rear lead through to the paddocks.

Pool House - Changing Room *15'1" x 9'10" (4.6 x 3.0)*

With obscured window to side, shower and door through into the Nordic sauna.

Pool House - WC

With obscured window to side, WC and hand wash basin.

Double Garage

22'3" x 16'4" (6.8 x 5.0)

With electric garage door, lighting overhead and electric points, along with door to the rear for access and oil fired boiler linked to the pool and pool house.

Paddock One

With access from the driveway and further access from Thicknall Lane, water and electric connection.

Paddock Two

With large tractor store having solar panels, lighting and electric, along with workshop space, various mature fruit trees and gate through into the third paddock.

Paddock Three

With access via paddock two, Thicknall Lane and Broome Lane, there are three stables along with further storage, water and electric.



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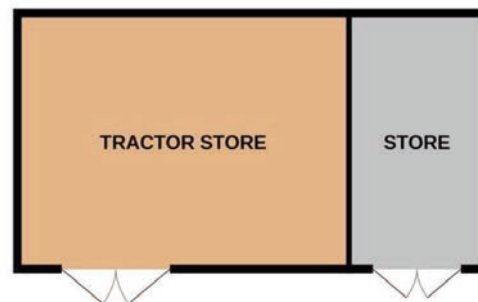
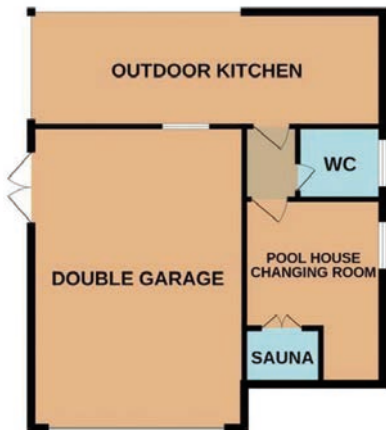
Floorplans & EPC.



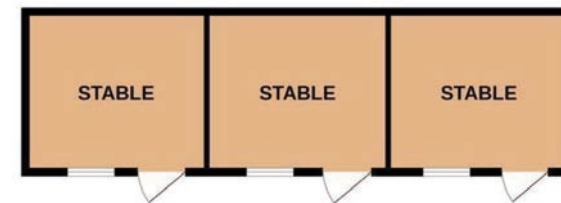
Ground Floor.



First Floor.



Outbuildings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location.

Thicknall Cottage,
Thicknall Lane, Clent,
Worcestershire DY9 0HN.

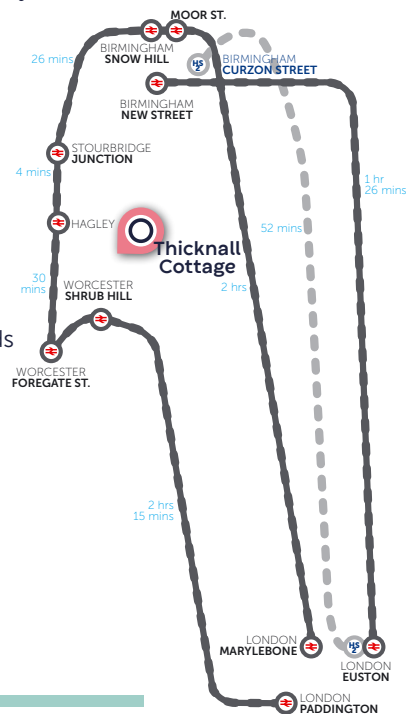
What3Words: ///uptown.replaces.ballparks

THICKNALL COTTAGE is situated on the outskirts of the highly sought-after village of Clent with far-reaching views of the beautiful Worcestershire countryside.

There is a wide choice of excellent schools at both primary and secondary levels nearby. Countryside walks and a variety of leisure pursuits are also on your doorstep.

The property lies in a convenient location for train links to Worcester, Birmingham and beyond from Blakedown and Hagley train stations.

The M5 junction 4 and the Midlands Motorway Network are also a short drive away.



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COUNCIL TAX BAND: G **TENURE:** Freehold - References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We are advised the total square footage is 2529 (2678 including below 1.5 metres head height areas).

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

REFERRAL FEES: We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00. This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

View by appointment only with Grove Properties Group

Opening times:

Monday - Thursday 9:00am to 5:30pm

Friday 9:00am - 5:00pm

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