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Bridewell House, Northwood Lane, Bewdley DY12 1AR

Guide Price £1,200,000

# Bridewell House

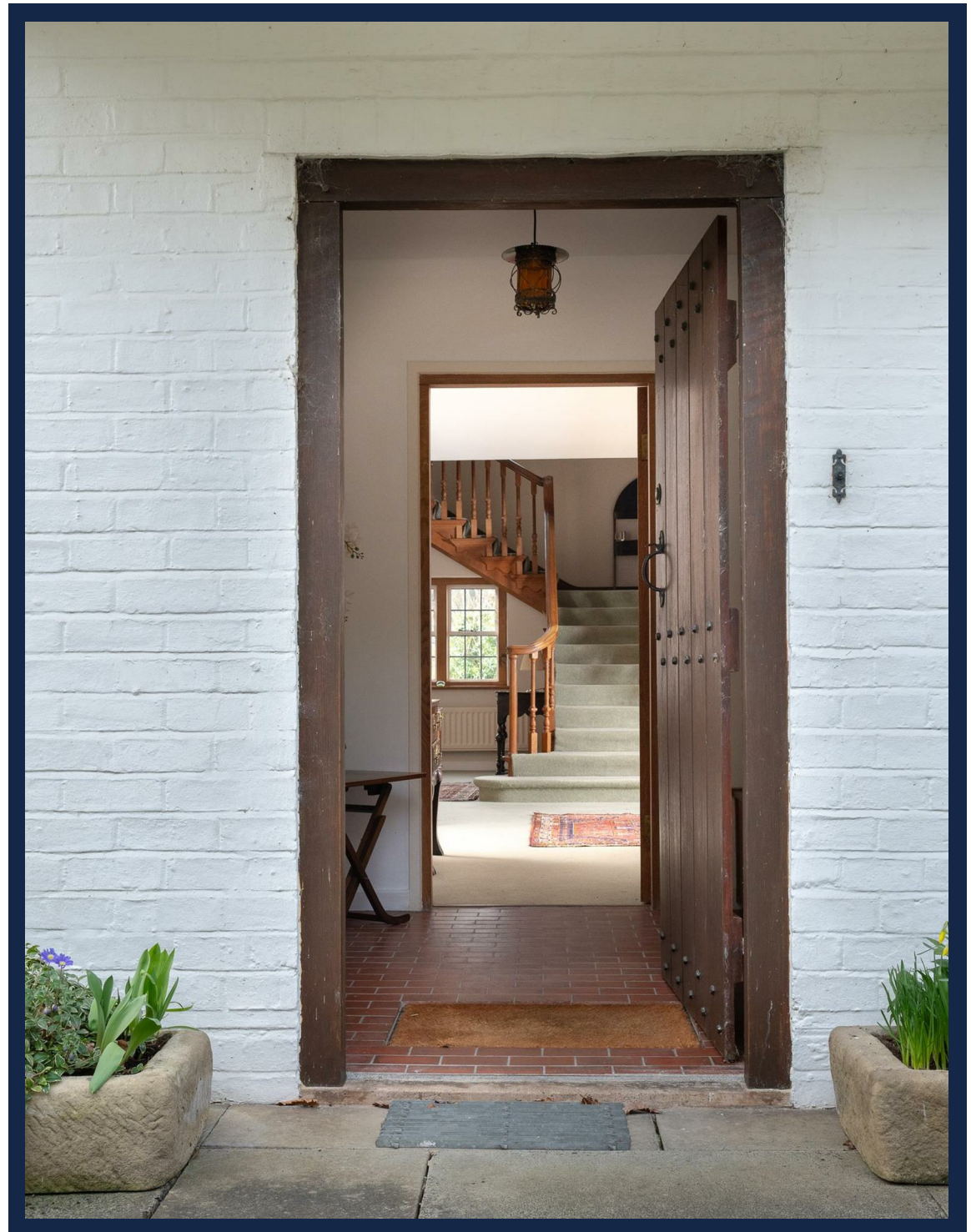
Nestled in the serene surroundings of Northwood Lane, Bewdley, this exquisite detached house offers a perfect blend of luxury and comfort. With five bedrooms, this property is ideal for families seeking ample living space. The home boasts four elegant reception rooms, providing plenty of areas for relaxation and entertainment, whether hosting guests or enjoying quiet family time.

The two well-appointed bathrooms ensure convenience for all residents, while the property's private location guarantees peace and tranquillity. One of the standout features of this remarkable home is the stunning river views, which can be enjoyed from various vantage points throughout the property.

For those who appreciate outdoor activities, the expansive grounds include a tennis court and a swimming pool, perfect for summer days or engaging in friendly matches. Additionally, the property offers generous parking space for up to ten vehicles, making it an excellent choice for those who entertain frequently or have multiple cars.

This exceptional home in Bewdley is not just a residence; it is a lifestyle choice, offering a unique opportunity to enjoy both luxury and nature in a private setting. Don't miss the chance to make this splendid property your own.

Viewings are via appointment only and can be booked through our Hagley branch.







### Approach

Approached via gates through to a large driveway with views of the wrap around garden and surrounding countryside.

### Vestibule Entrance

With heavy oak door, red brick paved flooring and door through into the large reception room.

### Large Reception Room

With window to rear, two windows to the side and window to front. There are two central heating radiators, large feature open fireplace and character beams overhead. A beautiful oak staircase leads to the first floor landing with understairs store cupboard and door leads through into the dining room.

### Dining Room 12'5" x 14'1" (3.8 x 4.3)

With double glazing window to rear, doors to the side and central heating radiator.

### Sitting Room 13'1" max 9'6" min x 23'3" max 8'10" min (4.0 max 2.9 min x 7.1 max 2.7 min)

With two windows to rear and door for access to garden, window into conservatory and two central heating radiators. There is a large open fireplace with brick surround and character beams overhead.

### Kitchen 13'9" max x 23'7" max (4.2 max x 7.2 max )

With window to front, central heating radiator and wood effect flooring. Featuring various fitted wall and base units with worksurface over, two bowl stainless steel sink with drainage and AGA with extractor fan overhead. Integrated appliances include a cooker, dishwasher and fridge. Doors lead to the understairs pantry cupboard, large reception room and lounge.

### Conservatory 20'4" x 12'1" (6.2 x 3.7)

With windows to side and rear, doors out to the garden, central heating radiator and wood effect flooring. This space is open plan into the kitchen with spectacular views over the river.

### Utility

With window to front, central heating radiator and space and plumbing for white goods

### W.C.

With window to front, w.c. and corner hand wash basin.



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### Boiler Room

With window to side and house boiler.

### First Floor Landing

A stunning gallery style landing with sweeping oak staircase, window to rear and central heating radiator. Doors lead to:

### Main Bedroom 18'0" x 14'5" (5.5 x 4.4)

With dual aspect windows to both sides and rear, two central heating radiators and fitted wardrobes for storage. Door leads through into the ensuite.

### Ensuite

With window to side, heated towel rail and two central heating radiators. There is a large fitted vanity unit with hand wash basin and bidet, separate w.c. and a fitted bath with shower over.

### Bedroom Two 11'1" x 14'5" (3.4 x 4.4)

With dual aspect windows to front and side, central heating radiator, fitted sink and fitted wardrobes for storage.

### Study 12'5" x 8'2" (3.8 x 2.5)

With dual aspect windows to front and side and central heating radiator.

### Bathroom

With window to front and two central heating radiators. There is a pedestal sink, large shower cubicle, fitted bath with tiled splashback and an airing cupboard.

### W.C.

With window to front and w.c.

### Bedroom Three 13'9" max 10'5" min x 9'10" max 7'10" min (4.2 max 3.2 min x 3.0 max 2.4 min)

With dual aspect windows to front and side, central heating radiator and store cupboard.

### Split Level Landing

Accessed via stairs from the kitchen and wraparound landing. With doors leading to:



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Bedroom Four 13'5" x 10'5" (4.1 x 3.2)

With window to rear, central heating radiator and fitted storage.

Bedroom Five 13'5" x 9'2" (4.1 x 2.8)

With dual aspect windows to side and rear, central heating radiator and fitted wardrobes for storage.

#### Gardens

An idyllic space offering expansive lawns with various mature planter beds, a tennis court, outdoor pool with pool house and paved patio areas to sit out and enjoy the surrounding scenery. For those who enjoy water activities, there is a jetty accessed via gate and steps and the large car port is great for housing any equipment.

AGENTS NOTE: Please note the tennis court is in need of resurfacing before use.

Garage Car Port 18'4" x 27'10" (5.6 x 8.5)

With lighting, electric points and overhead storage.

Tool Shed 12'5" x 21'3" (3.8 x 6.5)

With lighting overhead and electric points.,

Log Store 16'4" x 11'9" (5.0 x 3.6)

With ample storage space.

#### 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.

#### Council Tax

Tax band is G.

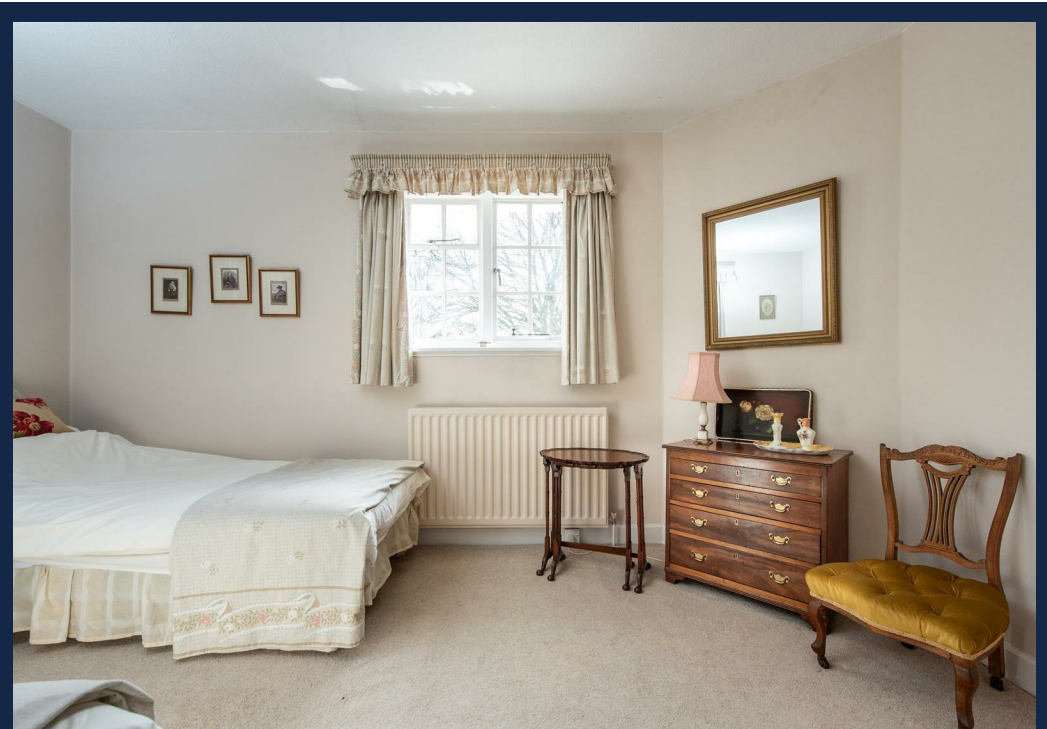
#### Money Laundering Regulations

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.



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## 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.



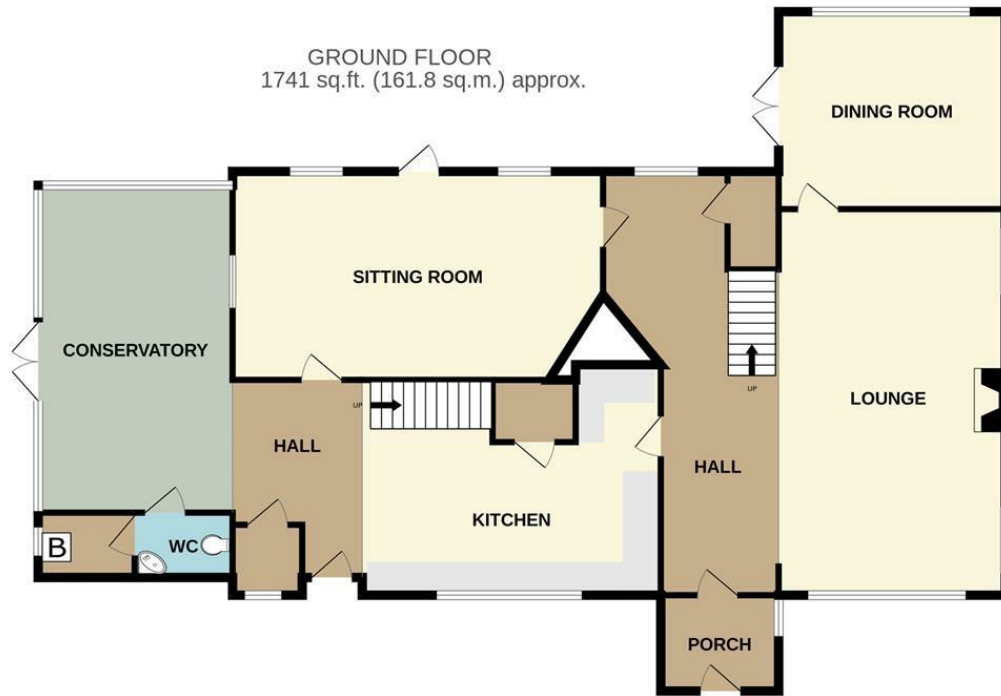
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TOTAL FLOOR AREA : 3190 sq.ft. (296.4 sq.m.) approx.

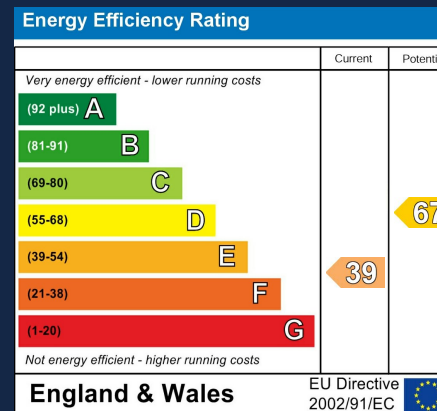
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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**VIEWINGS:** 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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