



Dunedon Stourbridge Road, Wombourne, Wolverhampton, WV5 0JN

BERRIMAN
EATON

Duneden Stourbridge Road, Wombourne, Wolverhampton, WV5 0JN

A magnificent, seven bedroom Georgian property with over 5,500 square feet of accommodation and rooms of grandeur providing ample space for entertainment both indoors and outside all standing in grounds of just under two acres.

LOCATION

Duneden occupies a delightful position on the fringes of the charming South Staffordshire village of Wombourne which provides a comprehensive range of local, everyday shopping and leisure facilities.

There is convenient travelling to many large business centres with Wolverhampton City Centre, Dudley, Stourbridge and Birmingham all being within convenient reach. The M5 and M6 motorways facilitate travel to the entire industrial West Midlands and beyond and national rail services run from Wolverhampton station (London Euston approximately 1hour 48 minutes).

The residence stands in a lovely, private situation and is an ideal family residence with the area being well served by schooling in both sectors with Wolverhampton Grammar School, Wolverhampton Girls High School and The Royal Wolverhampton School all being worthy of note.

DESCRIPTION

Duneden is a truly magnificent property which has been in the current vendors ownership since 2016. In that time the roof has been replaced and a superb open plan living / dining / kitchen has been created from the former kitchen and annex with a courtyard just off. The drawing room has been opened into the orangery to create a large entertainment area with a bar which opens onto the sweeping gardens and the garden kitchen. The lounge and dining room also open onto the gardens and the study has a quiet outlook to the front. There are seven double bedrooms and three bath / shower rooms. The original features throughout the property provide a feeling of period splendour and there is ample, gated parking alongside the substantial garage.

ACCOMMODATION

An open, arched and gated PORCH has an ornate front door with glazed picture detailing and matching side panels opening into a large RECEPTION HALL with a three storey atrium style roof, an open grate fireplace, under stairs store, a CLOAKS CUPBOARD, a GUEST CLOAKROOM and an interconnecting door to a store with a second staircase to the first floor and a door to the living kitchen. The STUDY has a double glazed sash window to the front, an open grate fire with display shelving to either side. The LOUNGE has sash windows to two elevations and an open grate fire. The DINING ROOM has herringbone flooring, a walk in bay with double doors and sash windows with wooden shutters to the garden and a large open grate fire with formal surround. There is an outstanding DRAWING ROOM with wooden flooring, a cast iron log burning fire set in a large recess, windows to two elevations, ornate ceiling with concealed lighting and double glazed sliding doors open into the ORANGERY with an atrium style roof and bifold doors to two elevations, tiled flooring with underfloor heating and a fitted bar with marble surfaces. There is an open plan LIVING / DINING / KITCHEN with tiled flooring and underflooring heating throughout, a range of wall and base units with a coordinating centre island with dining end and integrated wine fridge, a range of Neff appliances including three ovens, coffee machine, larder fridge, larder freezer, dishwasher, there is space for a range style cooker with filtration unit above, there are bifold doors to the courtyard and ample space for seating with a media wall with electric fire, a "hidden" access to the substantial CELLARS and a door to the LAUNDRY with a range of wall and base units, space for a washing machine and tumble dryer, tiled flooring and an internal door to the garage.

A staircase with wooden balustrading rises to the first floor landing with a large atrium roof and a CLOAKROOM. The PRINCIPAL BEDROOM has sash windows overlooking the gardens, built in wardrobes, an EN-SUITE BATHROOM with stand alone bath, shower cubicle, vanity unit with drawers, a linen cupboard housing the pressurised hot water cylinder and a second door to the landing. There are a further FOUR DOUBLE BEDROOMS and a DRESSING ROOM with fitted wardrobes (which could be converted back to create a further bedroom). There is a HOUSE BATHROOM, a separate SHOWER ROOM.

A further staircase rises to the LOFT ROOM with views of the garden.

OUTSIDE

Wrought iron electric gates open onto a large DRIVEWAY laid in brick setts providing ample off street parking along with an EV charging point and a LARGE GARAGE. The property sits well back from the road with concealing hedges and sweeping lawns. There is a large entertainment patio with access from all of the reception rooms and a brick built GARDEN KITCHEN and gated side access to the walled COURTYARD which is off the living dining kitchen with a beehive pizza oven and access to the garage.

There is a total area of approximately 1.8 acres in total.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND G – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

DIRECTIONS

Using the what3words app [///shapes.skip.backed](https://www.what3words.com/shape/skip.backed)

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Bridgnorth Office

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Offers Around
£1,750,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



DUNEDEN
STOURBRIDGE ROAD, WOMBOURNE

HOUSE: 519.9sq.m. 5597sq.ft.
CELLAR: 52.2sq.m. 561sq.ft.
GARAGE: 46.7sq.m. 503sq.ft.
TOTAL: 618.8sq.m. 6661sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



