



Beechcroft, 18 St Catherines Road, Blackwell

Offers Over £1,500,000

Beechcroft, 18 St Catherines Road

Blackwell, Bromsgrove

Welcome to Beechcroft – a magnificent Victorian residence of timeless elegance and modern luxury, situated on one of Blackwell's most prestigious roads. Encompassing an impressive 5,358 sq ft across four beautifully appointed floors, this exceptional home has been sympathetically extended and refurbished by its current owners to offer the perfect blend of period charm and contemporary living.

Set behind electronic gates within a generous 0.39-acre plot (approx.), the property enjoys an immaculate wraparound rear garden – a private haven ideal for relaxation or entertaining. Internally, the accommodation is both expansive and versatile, featuring six bedrooms, four bathrooms, three grand reception rooms, and an exceptional open-plan kitchen/diner with two AGAs. Additional highlights include a dedicated office, dressing room, substantial hobbies/games room on the top floor, a utility room, abundant storage throughout, a tanked cellar (perfect for holding wine!) and a double garage with an electric door.

Throughout the home, exquisite original features have been preserved and enhanced with modern touches, as well as featuring several upgrades including a recently installed bespoke wooden-framed windows, underfloor heating, air conditioning and a 2018 boiler system. Located just 1.5 miles from Barnt Green and within walking distance of the renowned Blackwell Golf Club, Beechcroft offers refined village living in an unrivalled setting.

Council Tax band: G

Tenure: Freehold





Description

Step through the original arched front door into the grand entrance hallway of this remarkable Victorian residence, where timeless character meets refined contemporary living. The hallway sets the tone for the rest of the home, featuring a stunning original stone-framed window, a decorative period fireplace, and the first of two separate staircases that ascend to the upper floors.

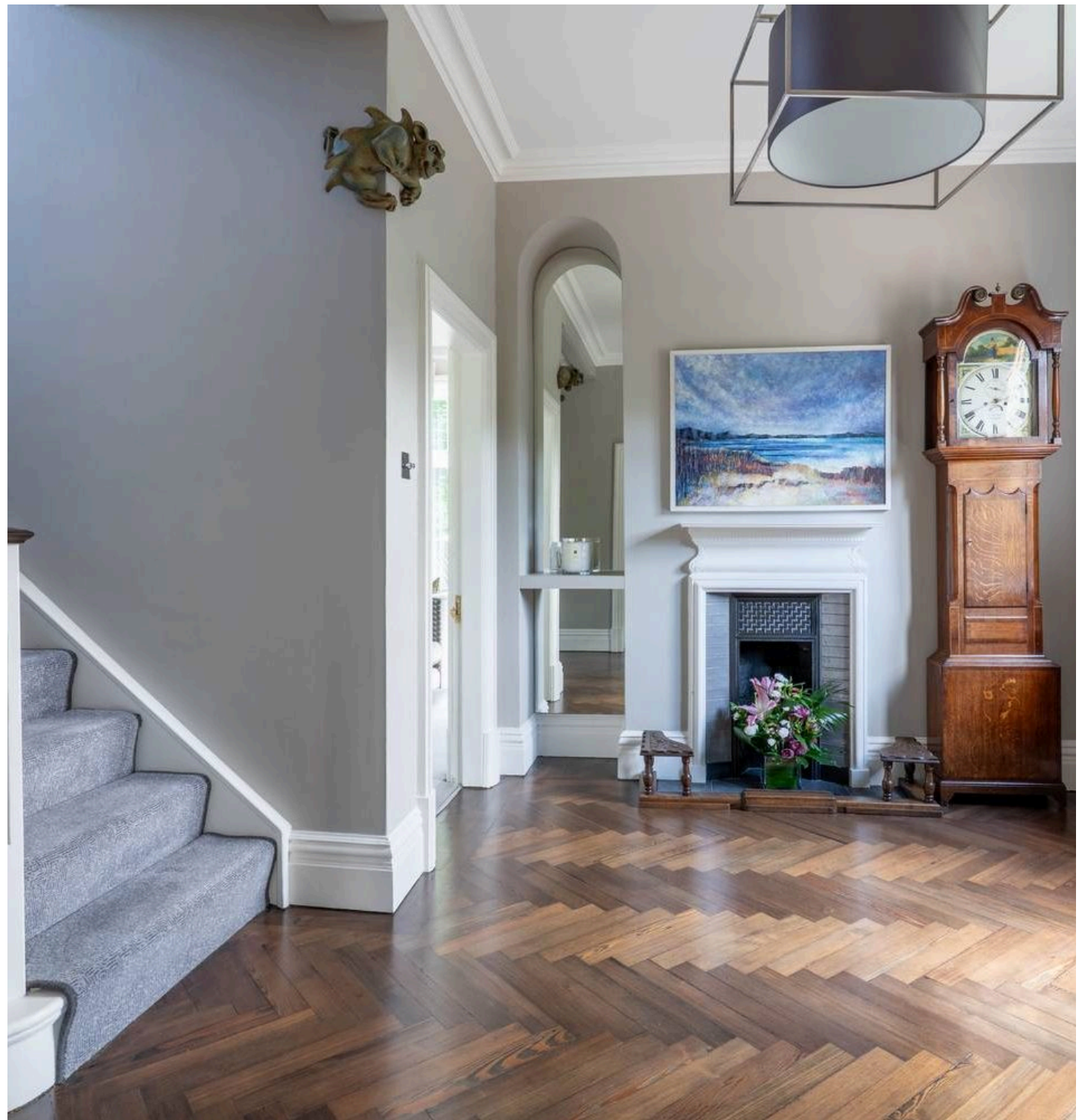
From here, an inner hall provides access to a well-appointed walk-in cloakroom with a fitted bench and cabinetry, a separate WC, and a tanked cellar, perfect for wine storage or further use as a pantry.

The principal reception rooms radiate from the main hall and include a sumptuous living room boasting garden views and a sleek, contemporary inset gas fire, and a formal dining room with an elegant bay window and a 'Chesneys' marble fireplace and grate housing a modern gas fire – ideal for hosting family gatherings or formal dinners in style.

A beautiful original stained glass door leads through to the heart of the home: a stunning open-plan kitchen/diner. Bespoke wooden cabinetry and granite worktops are paired with a gas-fired AGA range and a smaller AGA '60' with four-ring gas hob, making this a dream space for any culinary enthusiast. Double doors open into a welcoming cinema room, complete with integrated wall speakers and its own staircase to the first floor.

Adjoining the kitchen is a well-equipped utility room with garden and garage access and understairs storage, completing the ground floor accommodation.

Upstairs, the first floor comprises two generous double bedrooms, each with built-in wardrobes and stylish en suite shower rooms.



Three further double bedrooms—one with fitted wardrobes—are served by a luxurious family bathroom featuring a freestanding bathtub and a large walk-in shower, along with a separate WC.

An additional office with bespoke fitted storage provides a dedicated space for remote working or study.

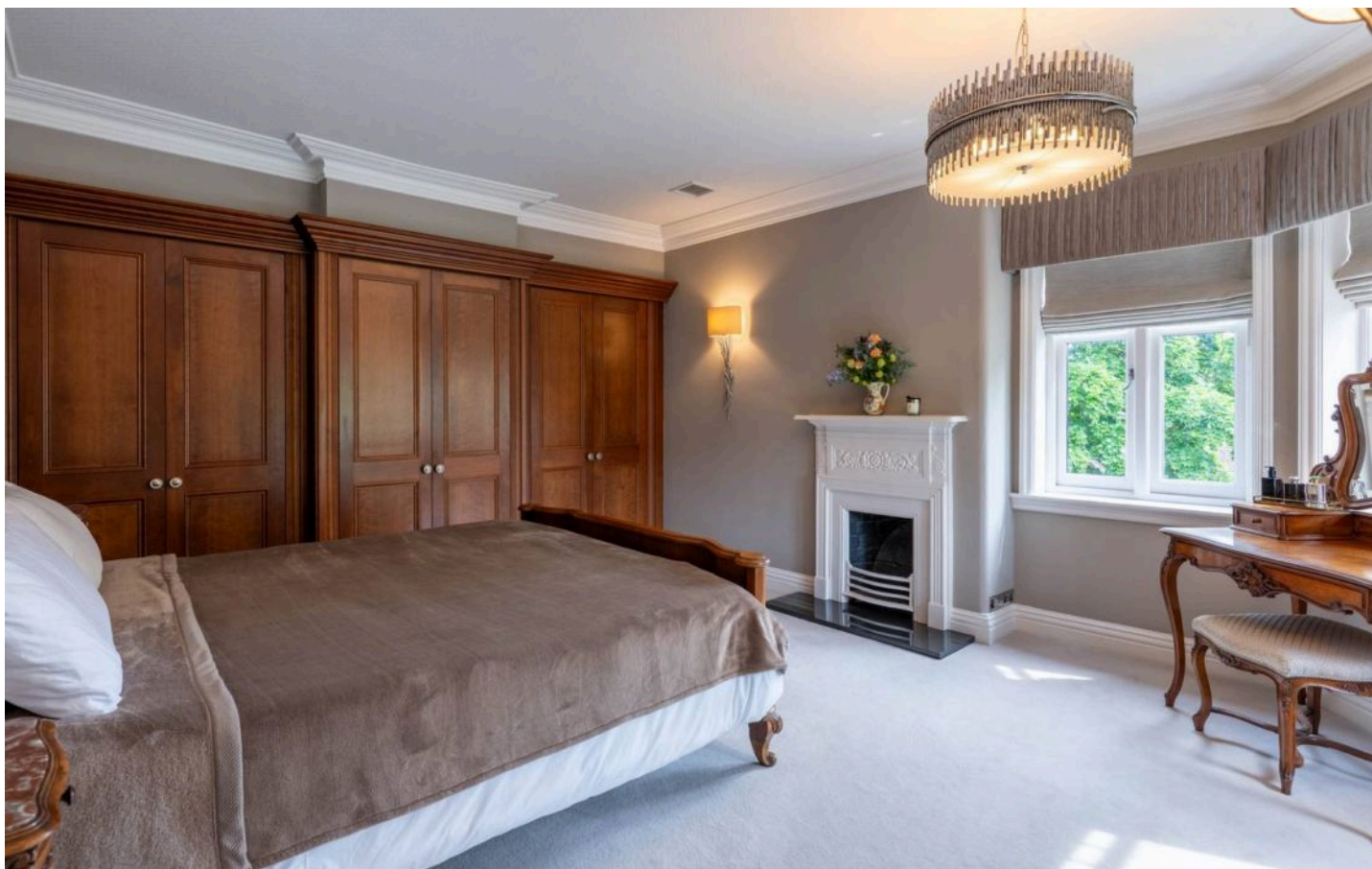
The two staircases continue to the second floor, one of which leads directly into an impressive, vast hobbies/games room with built-in storage—ideal as a playroom, cinema, or studio. This floor also includes an additional bedroom, a shower room with eaves storage, and a dressing room fitted with wardrobes, offering excellent flexibility for multi-generational living or guest accommodation.

Outside

The rear garden is a secluded sanctuary, impeccably maintained and thoughtfully landscaped. A spacious Indian sandstone patio adjoins the rear of the house, leading to a wisteria adorned pergola walkway and a charming summerhouse. The expansive lawn is edged by a lush planted border and punctuated by mature trees, continuing around to a further patio and additional garden beds.

To the front, the property is set back behind secure electronic gates, with a stone chipped driveway providing ample parking and access to a generous double garage with an electric door.

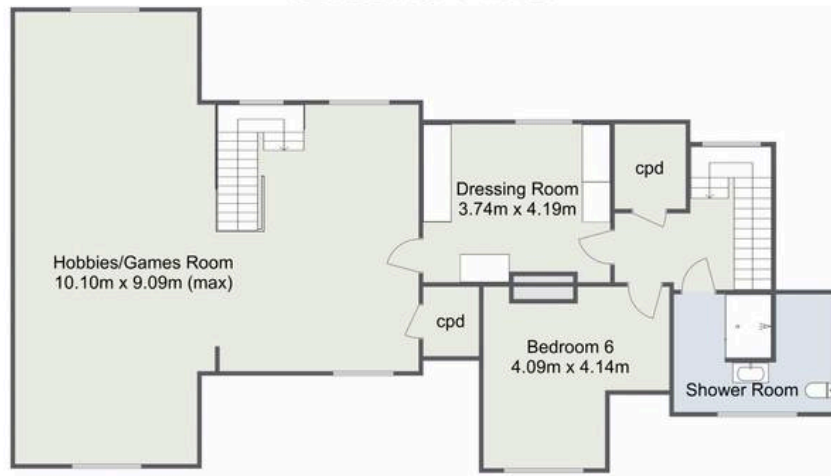
This truly exceptional home offers grandeur, space, and modern convenience in equal measure — an outstanding family residence in one of Blackwell's most desirable settings.



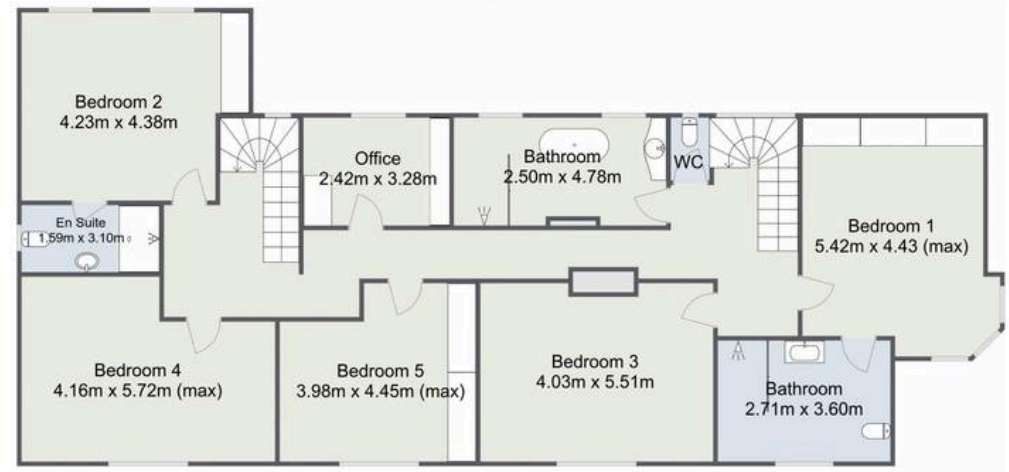


St Catherines Road, Blackwell

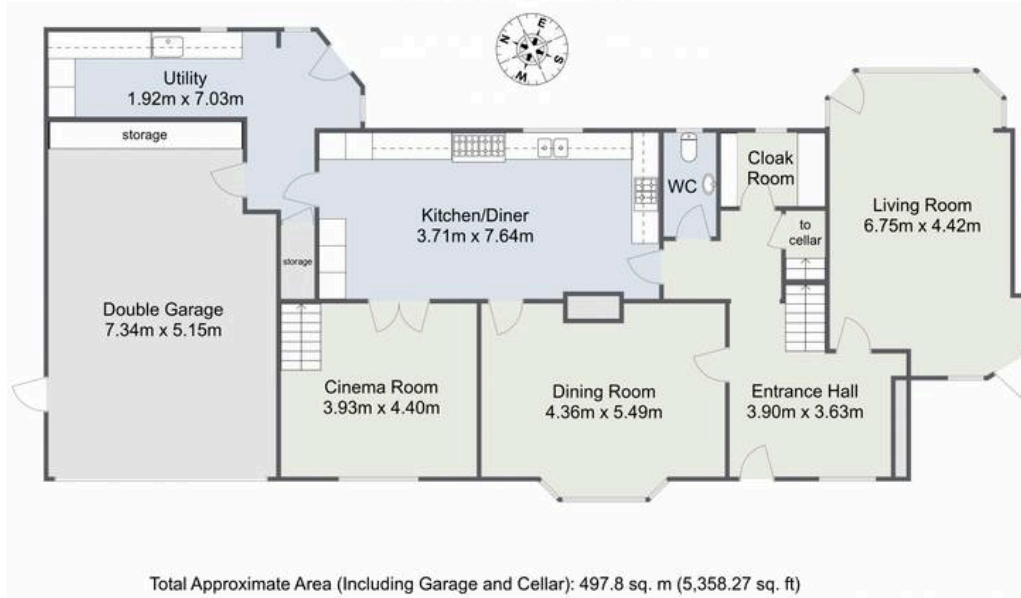
Second Floor



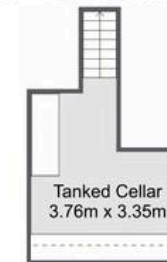
First Floor



Ground Floor



Lower Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



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