



Comberton Lodge
Comberton Road | Kidderminster | Worcestershire | DY10 4AA

COMBERTON LODGE

Comberton Lodge is a rare and substantial six/seven-bedroom residence, nestled in around an acre and a half of beautifully landscaped gardens on the edge of Kidderminster. Offering over 5,000 sq ft of versatile accommodation, including a fully self-contained two-bedroom, two-bathroom annex, this distinctive home combines timeless character with enormous potential - perfect for large families, multi-generational living, or investment-minded buyers.



Set back behind electric gates and framed by mature trees and expansive lawns, Comberton Lodge enjoys countryside views while being just a mile from the town centre. With spacious, high-ceilinged rooms, elegant staircases, and a traditional layout enhanced by modern upgrades, the property captures the essence of refined country living - just a short drive from Birmingham and the wider Midlands.

Main House - Ground Floor

From the moment you step into the grand central hallway, you are met with character and charm — a sense of occasion flows throughout, from the formal sitting room and bay-fronted reception room to the inviting snug/lounge and downstairs WC. The open-plan living/kitchen with utility area forms the heart of the home, with a sleek island, ample dining space, and access to the rear gardens — ideal for entertaining and everyday family life. High ceilings and beautiful architectural features are littered throughout.







Seller Insight



“ We believe that we are only ever custodians of unique houses like this and during our time here we have tried to be sympathetic to the original ambiance during periods of redecoration and refurbishment. The large spacious rooms and high ceilings add to its charm, as does the formal staircase together with the 'servants' staircase'. The house oozes character and it has been a delightful home with much fun and laughter - the garden parties have been legendary, adding to its individual atmosphere. It is now time for another family to take on custodianship - may the love and laughter continue. *



*These comments are the personal views of the agent and are included as an insight into the lifestyle of the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the owner.





First Floor and Second Floor

A sweeping staircase leads to a light-filled landing and four generous bedrooms on the first floor. The principal suite includes an ensuite bathroom and dressing area, while the further bedrooms are all spacious doubles, served by a family bathroom. A 'servants staircase' at the rear offers charming period detail and alternative access.

The second floor offers two further rooms — currently used as a cinema room and a seventh bedroom — along with extensive storage and a secondary landing, this is ideal for a peaceful retreat or private guest suite.











The Annex Cottage

Attached to the main house, but self-contained, the annex is a major highlight of Comberton Lodge. With its own entrance, kitchen/dining area, lounge, two bedrooms and two bathrooms, it is ideally suited for extended family, guest accommodation, or even business use (subject to the necessary permissions). There is excellent potential here for holiday letting, Airbnb, or a home workspace.









Outside

The grounds at Comberton Lodge are nothing short of spectacular. At approximately 1.5 acres, they have been beautifully landscaped to include expansive lawns, patio seating areas, and feature planting. A picturesque pond with a waterfall feature adds tranquillity, while mature borders and specimen trees provide privacy and year-round interest. The garden has played host to many legendary garden parties, as described by the current owners, and is a true extension of the living space in warmer months. To the front, electric gates open onto a large driveway with ample parking and a double garage, completing the generous plot.





LOCATION

Located on the rural fringes of Kidderminster, Comberton Lodge offers a peaceful lifestyle with the convenience of nearby amenities. Kidderminster town centre is just a mile away, offering a range of schools, shops, and transport links — including rail services to Birmingham and London.

The wider Worcestershire countryside is right on your doorstep, with the Severn Valley, Clent Hills, and Malvern all within easy reach. For commuters, Birmingham is around 20 miles away and easily accessed via road or rail.

Kidderminster boasts all local amenities along with newly developed canal-side restaurants. The recently renovated Kidderminster train station offers direct services to Birmingham, Worcester and surrounding towns and villages. The Severn Valley railway and West Midlands Safari Park are popular local attractions. The county town and cathedral city of Worcester (15 miles), lying on the banks of the River Severn, is characterised by one of England's great cathedrals, its racecourse, county cricket ground, rugby club and university.

The M5 motorway provides ready access to Birmingham (18 miles) and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport (29 miles) and the M40 for onward travel to London. Worcestershire Parkway railway station, situated to the east of Worcester is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, The Kings Schools, Royal Grammar School at Worcester and The King Edwards Schools in Birmingham.





Services, Utilities and Property Information

Tenure – Freehold.

Council Tax Band – F.

Local Authority – Wyre Forest.

EPC – Rating E.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Private via a septic tank.

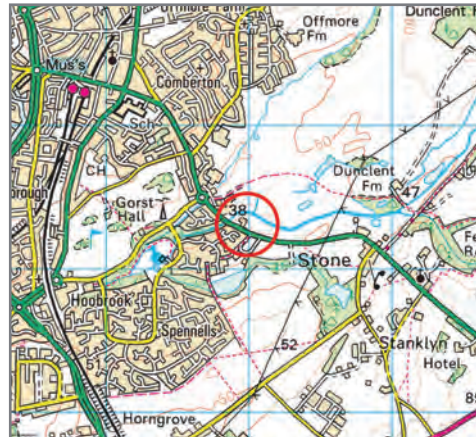
Heating – Oil-fired.

Broadband - FTTC / Ultrafast fibre connection available - we advise you to check with your provider.

Mobile Signal/Coverage- 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ vehicles.

Additional Information – Surface water flooding at the bottom of the garden in 2014 (lower garden is on a natural flood plain).



Viewing Arrangements

Strictly via the vendor's sole agents, Fine & Country Stourbridge and Kidderminster on 01384 958811.

Opening Hours

Monday to Friday: 9:00 am – 5:30 pm

Saturday: 9:00 am – 1:00 pm

Ground Floor
Approx. 279.0 sq. metres (2902.7 sq. feet)



First Floor
Approx. 124.1 sq. metres (1335.6 sq. feet)



Second Floor
Approx. 99.1 sq. metres (1067.9 sq. feet)



Total area: approx. 462.2 sq. metres (4975.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	41 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.. Printed 24.07.2025







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