



Cherry Tree Bungalow

CALLOW HILL, NR BEWDLEY DY14 9XG

David Jones
The **North Worcestershire** Property Expert



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Callow Hill, Rock, Worcestershire DY14 9XG

An unbelievably spacious four bedroom detached bungalow in semi-rural location close to the Wyre Forest, circa 1500 sq ft in 0.2 acre plot with attached double garage and gardens adjoining neighbouring paddocks.



*To see video, legal pack and
more information scan QR code*



Situated just a few minutes drive from Bewdley and set well back from the main road at Callow Hill, there are paddocks adjacent to the rear garden with a nearby footpath providing access for walking directly into the Wyre Forest.

Property at a glance

Directions

From Wharton Park Golf Club at the top of the Bewdley Bypass, proceed on the A456 signposted Leominster and continue for approx 1.5miles, passing the Wyre Forest Visitor Centre on your right. The property will then be found on your right hand side, denoted by the agents' sale board.

Services

Main electricity, water & drainage are connected. PV solar panels are fitted.

Tenure

Freehold

Local Authority & Tax Band

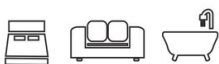
Wyre Forest District Council

Council Tax Band F

Viewing Arrangements

Strictly by appointment with the agent: 01562 546606

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The property is much larger than it first appears, offering wonderful living space, a breakfast kitchen with high-end appliances, four double bedrooms (previously five), en-suite bathroom, separate wetroom, utility room and an attached double garage.

The layout provides plenty of space for home working, and actually lends itself very well to the creation of a self-contained annexe wing suitable for elderly parents living in, or similar.

To the front of the property the lengthy double width driveway can accommodate up to 8 cars as well as having gravelled hardstanding ideal for a boat or caravan, whilst the larger-than-average 22' x 17' double garage has an electric roller shutter door plus side access door, and adjoins the main accommodation.

To the rear is a full width paved patio terrace, with generous lawned gardens beyond. The property enjoys a semi-rural aspect, backing onto neighbouring paddocks where horses are kept. The gardens include a summerhouse and shed.

Each of the four bedrooms has in-built wardrobe space, whilst the master bedroom also features a large en-suite bathroom (12'3" x 5'8") with wood effect flooring, bath in tiled surround, vanity unit with inset hand basin and wc plus corner cubicle with electric shower.



The Agent's View:

"We are delighted to be bringing to the market this spectacular bungalow, set well back from the road, offering impressive living space & a terrific vista!"

In addition there is a well equipped wet room with Triton electric shower, chrome heated towel rail, full length vanity unit with inset hand basin & wc plus toiletries cabinets.

The splendid 26' x 15' rear lounge/ dining room has wooden flooring plus a feature fireplace with log burner and an exposed brick feature wall.

Sliding patio doors to the lounge area look out over the gardens with a pleasant rural aspect beyond, backing onto pony paddocks defined dining area also overlooks the rear garden and could also easily be adapted to create an additional bedroom or study if desired.

The breakfast kitchen is equipped with a comprehensive range of cream wall & base cabinets complemented by a tiled floor and appliances to include Bosch electric double oven, Fisher & Paykel induction hob, two fridges, freezer and a Fisher & Paykel double drawer dishwasher.

A door leads through to an outer store area with further door out to garden.

There is also a separate utility/ laundry room off the central hallway.

Tenure is freehold. Mains electricity, water & drainage are connected with the property also featuring upvc double glazing and oil-fired central heating, as well as PV solar panels creating a plentiful energy supply.

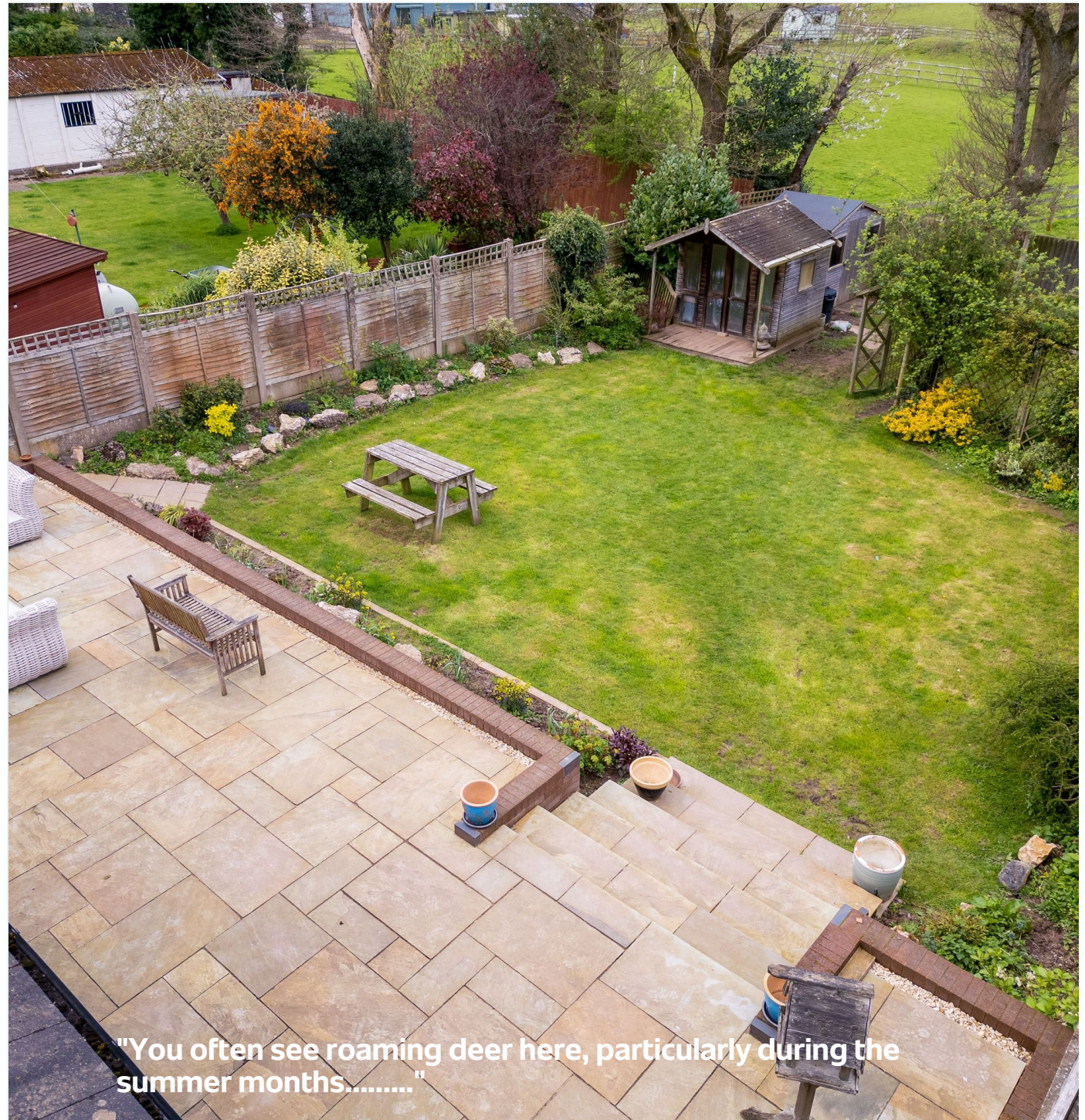


The Seller's View

“A property that stole our hearts the moment we first viewed it. There have been many memorable moments shared in this bungalow, all with the backdrop of the Wyre Forest framing them.

It is amazing to watch the seasons change from the comfort of the sofa in the lounge with a glass of wine, or from the patio with friends and to watch and listen to nature just doing its thing.

The community of Callow Hill have always been so welcoming, helpful and supportive that it'll be hard to leave; but I am sure whoever has the next chapter at Cherry Tree Bungalow will love it as much as I have.”



Dimensions

Central Hall
12'0" x 6'6" (3.66m x 1.98m)

Breakfast Kitchen
13'10" x 9'10" (4.22m x 3m)

Lounge/Dining Room
26'4" x 15'0" (8.03m x 4.57m)

Bedroom One
12'5" x 13'4" (3.78m x 4.06m)

En-Suite Bathroom
12'3" x 5'8" (3.73m x 1.73m)

Bedroom Two
14'2" x 10'10" (4.32m x 3.3m)

Bedroom Three
14'5" x 9'11" (4.39m x 3.02m)

Bedroom Four/ Study
9'11" x 9'11" (3.02m x 3.02m)

Wet Room
7'5" x 6'2" (2.26m x 1.88m)

Utility Room
12'3" x 6'8" (3.73m x 2.03m)

Double Garage
22'0" x 17'2"

Amenties/Distances

Bewdley Town Centre 2.9 miles

Far Forest Village Store & Post Office 1.1 mile

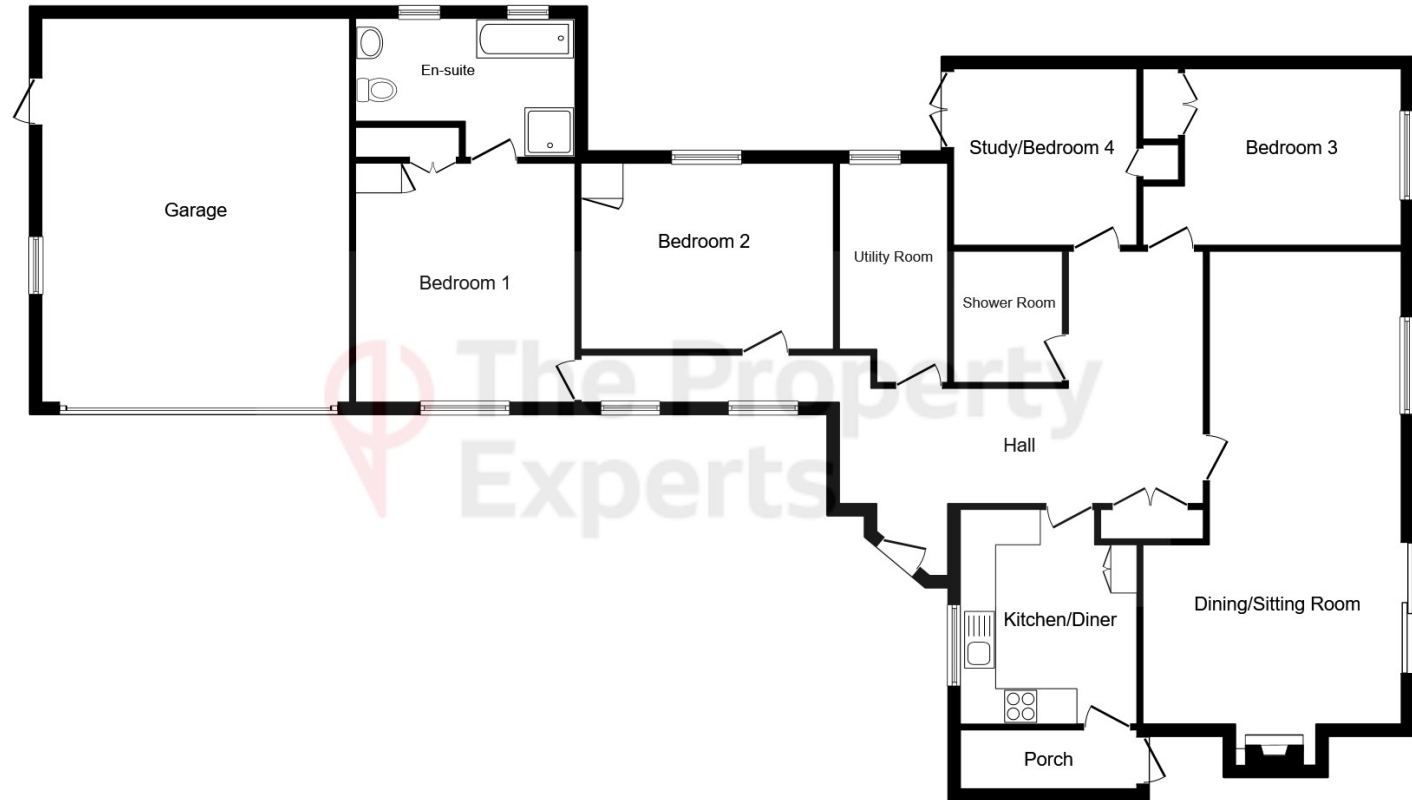
Wyre Forest Visitor Centre 0.4 mile

Kidderminster Railway Station 7.8 miles

Worcester City Centre 17 miles

Motorway M5 J4 17 miles/ J6 18 miles

Birmingham City Centre 23 miles

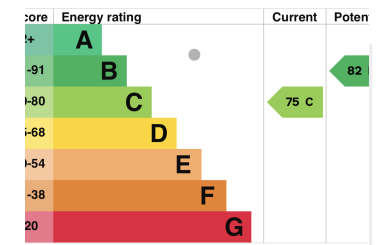


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

AGENTS NOTES

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About the Area

Callow Hill

A semi-rural area approx 2 miles west of Bewdley, ideally placed for commuters to the West Midlands conurbation with direct access via the A456 through Kidderminster and on towards Birmingham.

The motorway network can be reached within a half hour drive, whilst at Kidderminster the railway station has a regular service between Birmingham and Worcester.

The Wyre Forest National Nature Reserve is a Site of Special Scientific Interest, with footpath access into the forest just a few minutes walk from the property.

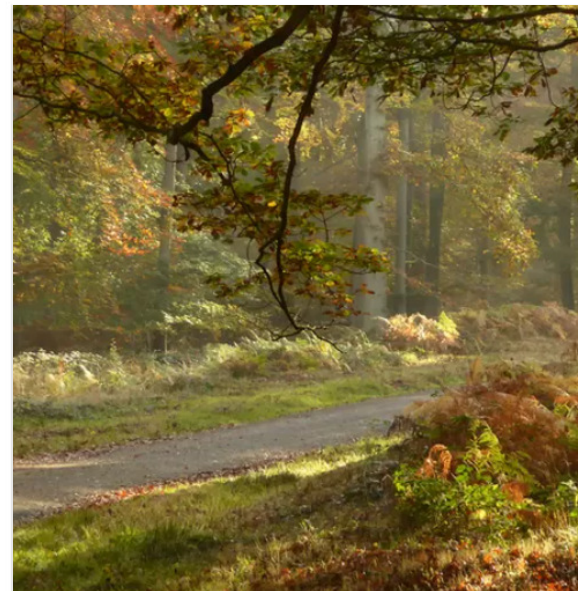
Wharton Park Golf Club is little more than a couple of minutes drive away, whilst the nearby village of Far Forest has a primary school, post office/ convenience store plus a highly regarded pub/ carvery restaurant, The Plough.

Other local hostelrys, The Royal Forester and The Duke William are both within easy walking distance of the property.

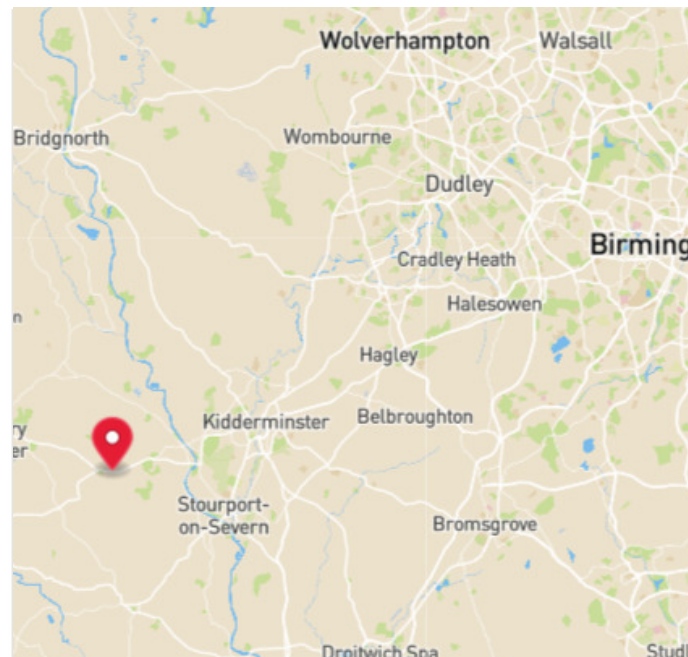
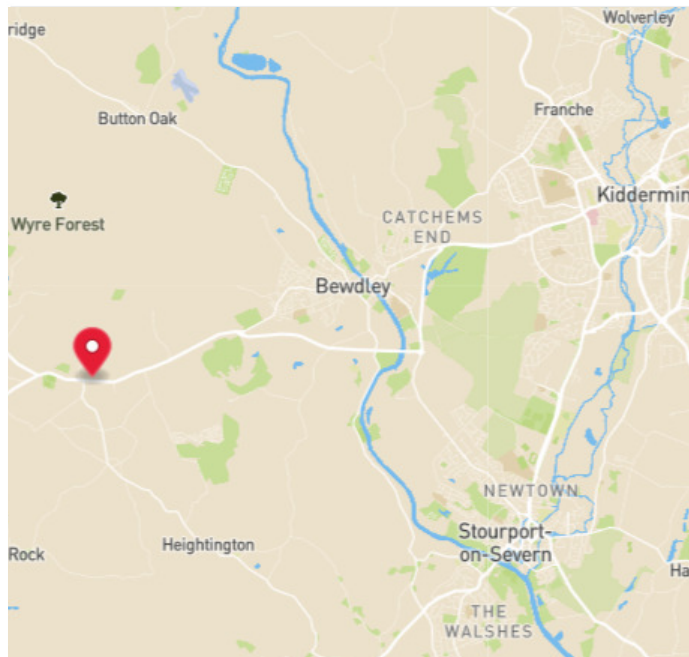
Bewdley

The delightful Georgian town of Bewdley stands on the River Severn, with visitors enjoying the Severn Valley steam railway line, as well as angling, walking, the various waterfront cafes, bars & restaurants as well as the West Midlands Safari Park.

The town also provides primary and secondary schooling, and hosts a performing arts festival each autumn as well as a rowing regatta each summer.



Plot Size: 0.19 acres



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David Jones

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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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