



# The Stables

Astley Burf | DY13 0SF



# The Stables

Astley Burf  
DY13 0SF

---

**\*\*PRICE REALIGNED FOR A QUICK SALE\*\*** A splendid country residence with delightful charm and character throughout, situated in a private and peaceful setting with 4 double bedrooms and a separate double garage with office facilities.

## Location:

This wonderful property is located within the desirable village of Astley. Local amenities include a convenience store and Post Office, pharmacy, village hall and a veterinary surgery, as well as many local public houses. The nearby village is well connected to roads and rail links for commuting. Rail services to London and Birmingham can be found in close-by Kidderminster and Worcester.

Kidderminster (6 miles), Worcester (14 miles), Birmingham (30 miles). All distances are approximate.

## Education:

There is superb schooling on offer in the local area, with Astley CE Primary School and the renowned Chantry school.

In the independent sector there is King's Worcester and RGS Worcester.

## Accommodation Comprising Of:

Entrance hallway, sitting room, dining room, garden room, study, breakfast kitchen, laundry, shower room and boot room.

Four double bedrooms and a bathroom.

Double garage with office facilities.





### Ground Floor Accommodation:

The spacious entrance hallway features a central staircase and attractive ceiling beam, with doors leading to the sitting room, dining room, kitchen, study, garden room, shower room and boot room.

The well proportioned sitting room features a fireplace and offers a splendid outlook onto the rear garden. There is a good sized dining room located near the kitchen with doors leading to the rear garden so ideal for entertaining with family and friends. A triple aspect garden room is another lovely light and bright room which is the perfect room to enjoy the grounds and gardens.

The breakfast kitchen has a range of base and wall units. Appliances include a built in oven, hob and dishwasher. The laundry is located off the kitchen with a door directly to the front so handy for bringing in the groceries. With space for a washing machine and additional storage units.

To complete the ground floor accommodation is a study, a shower room and a boot room.

### First Floor Accommodation:

The landing features some lovely ceiling beams and leads to all four double bedrooms and family bathroom.

### Outside

The rear garden consists of patio and lawn with an array of established borders, shrubs and trees.

To the front of the property is a carriage driveway with blocked paving, providing ample parking. The detached double garage provides office facilities with electric and water.





**Services:**

Mains electricity, water, oil fired heating with two boilers, one for the principal dwelling and one for the garage/offices, septic tank.

**Tenure:**

We are advised the property is Freehold.

**Local Authority:**

Malvern Hills District Council.

**Important Note to Purchasers:** Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

**Administration Deposit:**

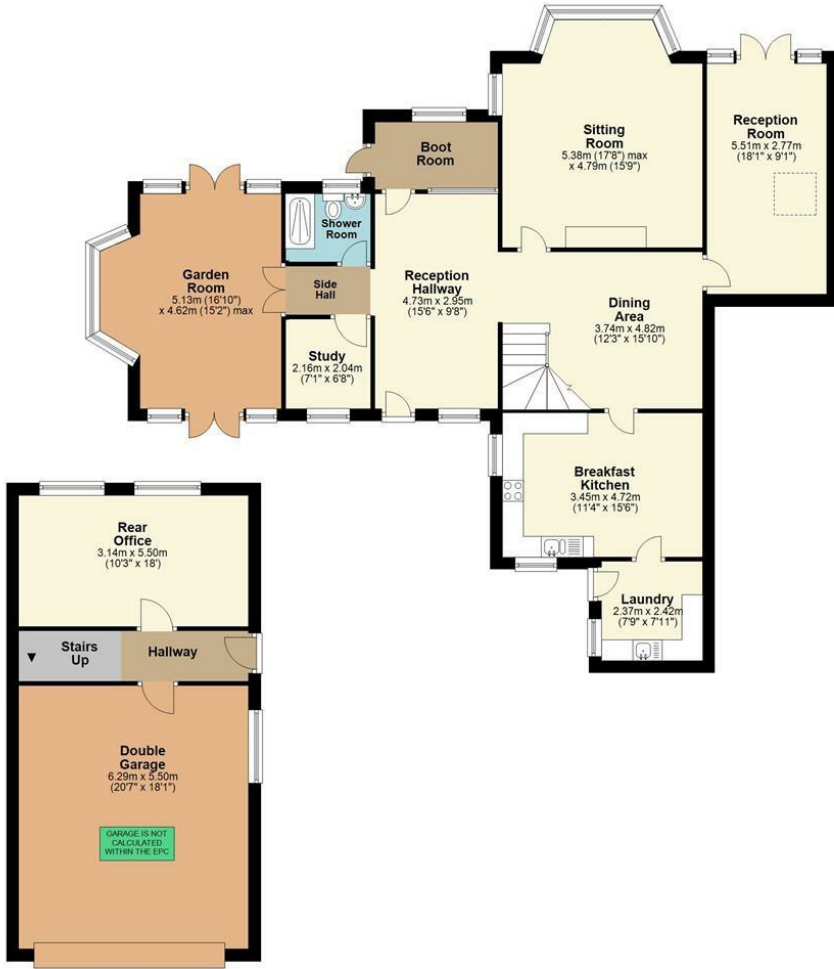
RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





**Total Ground Floor inc Garage and rear office**  
Approx. 186.2 sq. metres (2004.2 sq. feet)



**First Floor area includes offices over garage**  
Approx. 157.8 sq. metres (1698.8 sq. feet)



Total area: approx. 344.0 sq. metres (3703.0 sq. feet)



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>82</b>	(92 plus) <b>A</b>	<b>43</b>
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

RJ Country Homes  
Tel: 01905 691 043  
contact@rjcountryhomes.co.uk  
Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

