



Chapel House

Astley Burf | DY13 0RX



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A most charming and deceptively spacious 3 bedroom cottage, originally dated back to the 1700's that has been sympathetically and beautifully renovated, by the previous owners. Situated in the lovely village of Astley Burf and within catchment to the renowned Chantry school.

Astley Burf is a pretty riverside hamlet, ideal for walking and enjoying the countryside. This particular property is a stroll away to the Hampstall Inn. The neighbouring parish of Astley offers a post office, local convenience shop, vet and primary school.

The renowned Chantry School is in catchment and there are also a number of excellent private schools including The Royal Grammar School and Kings School.

Chapel House enjoys the benefits of living in a rural village whilst also being in a great location to commute. With numerous road and rail links, the M5 motorway at junction 5 is approximately 12 miles away and the M5 junction 6 approximately 13 miles away. Kidderminster Railway Station offers train routes to Birmingham and a direct train into London Marylebone station.

Ground floor accommodation:

Exuding charm and character the moment you enter this beautiful home.





The large sitting room into dining area has attractive ceiling beams and features a lovely fireplace with log burning stove; ideal for a cosy winters nights.

The sitting room has double doors into a conservatory to the charming secluded garden.

The superb and most spacious kitchen is ideal for the family and for entertaining. Having been wonderfully crafted with handmade units and finished with granite work surfaces. Featuring a Rayburn for heating and cooking alongside a built in oven, induction hob, double Belfast sink with water filter tap. space for a dishwasher and American fridge freezer.

The good sized laundry room is accessed from the kitchen with a door to a pantry and a w/c cloakroom. The laundry room offers a fabulous range of storage units with space for a washing machine and tumble dryer. There is a stable door to outside, a sky light providing extra light within.

The property benefits from a built in vacuum system making housework all the more convenient!

First floor accommodation:

The landing leads to all three bedrooms and bathroom.

The master bedroom with en-suite shower room is well proportioned with built in wardrobes and offers a fabulous countryside outlook.

To complete the first floor are two good size bedrooms and bathroom.

Outside:

The rear garden has been immaculately landscaped and offers a real feeling of tranquility and escapism with water feature and delightful seating area that is a true sun trap. The attached outbuilding is currently utilised as a workshop but could also be used as a home office, gym or additional room. Benefitting from electrics, water and connected to the septic tank.





Services: Oil, private drainage, mains electric and water.

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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 of services and so cannot verify that they are in working order of 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.

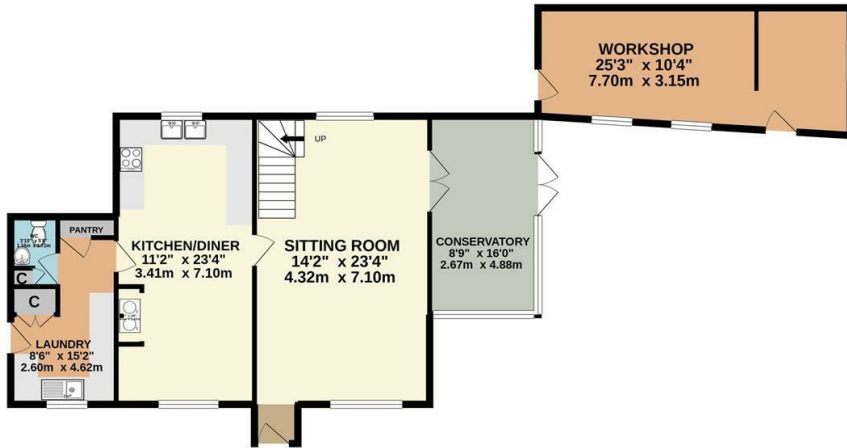
Viewing highly recommended to see what is on offer, please call our office on 01905 691043.



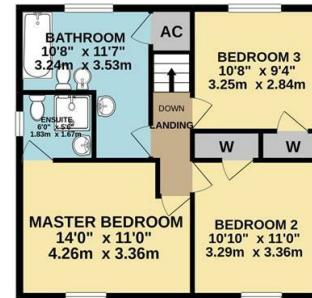


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GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>88</p> <p>45</p> <p>EU Directive 2002/91/EC</p>

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p>

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