



Stourport-On-Severn | DY13 0UE

RJ
COUNTRY HOMES

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Formerly the village Post Office, Sparrows Roost is a delightful detached Georgian village residence benefitting from many retaining character features and far-reaching countryside views. The current owner has obtained planning for a two storey extension, additional master suite, family room and dining room to increase square footage to over 2000 sqft.

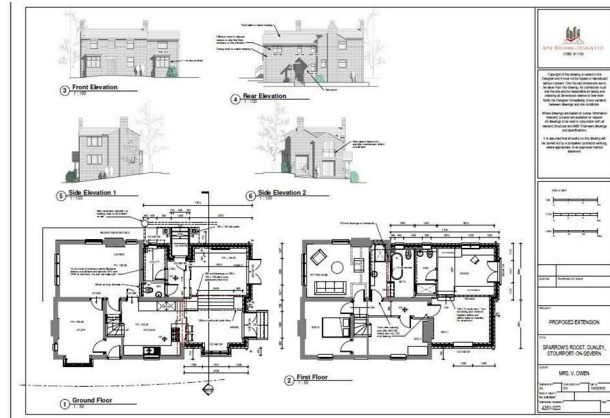
Location:

The delightful semi-rural village of Dunley benefits from amenities including a public house, car workshop and filling station. Further amenities such as public houses, farm shops and butchers, doctor's surgery and post offices can be found in neighbouring villages such as Abberley and Great Witley. Rich in public footpaths and bridlepaths, Dunley is an ideal location for those with country pursuits. Extensive amenities can be found in the Cathedral City of Worcester such as Worcester Royal Hospital, three train stations and Sixways Stadium which serves as a popular sport and entertainment venue.

Kidderminster (6 miles), Worcester (14 miles), Birmingham (24 miles), Cheltenham (40 miles). All miles are approximate.

Education:

Just over half a mile away is Astley CofE Primary School which holds a "Good" Ofsted rating. Sparrows Roost is within catchment for the renowned The Chantry School. Offering exceptional private education from kindergarten to sixth form, The King's School and RGS are accessible within 14 miles.





Accommodation Comprising Of:

Porch, cloakroom, sitting room, dining room, kitchen, cellar, three double bedrooms and main bathroom.

Basement Accommodation:

Generously sized, the cellar offers an extensive storage and workshop area as well as a wine store.

Ground Floor Accommodation:

An enclosed porch greets you into this Georgian village residence with doors leading to the cloakroom and sitting room. Offering ample storage with wall and base units, the duck egg blue coloured kitchen showcases contemporary style with character features such as ceiling beams. There is room for free-standing appliances such as dishwasher, tumble dryer, fridge and freezer as well as a double oven. The sitting room is most spacious yet cosy with a fireplace home to a log burner and filled with light from dual aspect. Leading from the sitting room is the carpeted dining room with a large front facing bay window, an ideal space for entertaining.

First Floor Accommodation:

The landing has doors leading to all three bedrooms and main bathroom. With dual aspect showcasing far-reaching countryside views, the master bedroom offers superb accommodation. Bedroom two is a terrific size with dual aspect allowing an abundance of light. Bedroom three is also a terrific size with single aspect and fitted storage. Completing the first floor is the main bathroom comprising of a bath with shower over, toilet and basin with a fitted airing cupboard.

Outside:

Sparrows Roost benefits from a delightful side garden with a fantastic, decked area perfect for enjoying those summer nights.





The lawned area plays host to a variety of fruit trees and raised vegetable beds as well as a greenhouse and garden shed.

Services:

Mains water, new double banded oil tank (installed 2022), new Worcester Bosch boiler (installed 2022), private drainage.

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 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.

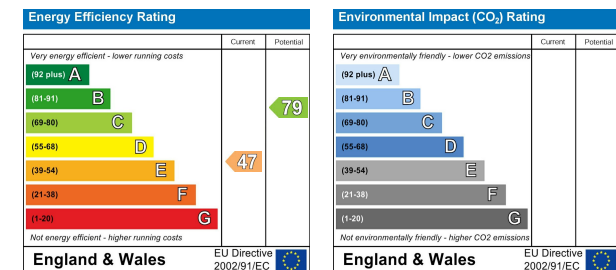
Viewing strictly by appointment only.







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.



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

