



Ribbesford Road

Stourport-On-Severn | DY13 0TF



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A substantial four bedroom detached countryside property offering spacious accommodation set within a gated private and enclosed landscaped grounds of circa one acre, with far reaching countryside views from all aspects, yet within proximity to local amenities.

Location:

Situated in a sought after and private position, close to Areley Kings which offers an independent convenience store with Post Office, Pharmacy and Veterinary Practice. The neighbouring village of Great Witley has further amenities including a village Hall, Doctors surgery, Village Store and Post Office. A short drive to the historic market town of Bewdley offers an abundance of shops and leisure activities. Rich in public footpaths and bridlepaths, it is an ideal location for those seeking country pursuits. Birmingham (30 miles) and by rail there is a direct train service from Kidderminster (10 miles) direct into London Marylebone.

Education:

There is a high level of quality of schooling close by, in both the public and private sectors, including the catchment schools of Astley Church of England Primary School and the highly regarded Chantry High School. In the independent sector, there is the Royal Worcester Grammar School and Kings School Worcester.

Accommodation Comprising Of:

Main Reception Hall, WC, Kitchen/Dining Area, Utility, Sitting Room, Family Bathroom, two Double Bedrooms, one Double Bedroom with en-suite, Master Bedroom with en-suite and Dressing Room, Double Garage.





Ground Floor Accommodation:

The reception hallway with wooden flooring invites you into this substantial home with doors leading to a WC, sitting room and kitchen/dining area. The beautifully presented sitting room is bright and airy and offers dual aspect windows and french doors leading to the garden and rear patio area. A real flame gas fire provides a cosy feel on chillier evenings. The hallway leads into the heart of the home, a most spacious kitchen/dining area. Offering a wonderful contemporary mix of light, wall and base units with contrasting wood effect island and granite work surfaces. Appliances include two double Neff eye-level ovens, fridge freezer, larder, dishwasher, wine cooler. The island offers a De Dietrich Induction hob with extractor over and sink with boiling tap. A perfect spot for family gatherings or entertaining with friends, the kitchen extends into a dining area with room for relaxation. This room has attractive tiled flooring and underfloor heating. Light infuses this room with bi-fold doors and separate french doors, tempting you onto the large patio and offering a wonderful view of the rear garden and countryside beyond. The utility has ample storage with base and wall units, roll top work surfaces and space for white goods, there is also a suite of fitted cupboards offering further storage solutions. The bespoke staircase and magnificent picture window leads you to the first floor.

First Floor Accommodation:

Doors lead to four double bedrooms and the family bathroom. The impressive Master Suite has a Juliette balcony providing spectacular views, a spacious en-suite with "Grohe" shower, basin encased in a wooden vanity unit, toilet and two heated ladder style towel rails. The dressing room completes this suite, offering fitted drawers, hanging rails and an airing cupboard. There are three further double bedrooms, one with en-suite providing floor and wall tiling, a large corner shower, pedestal wash hand basin and toilet and two heated ladder style towel rails. The generous family bathroom has attractive floor and wall tiling, has a Heritage suite with "P" shaped bath with shower over, toilet, hand basin and two ladder style towel rails.

Outside:

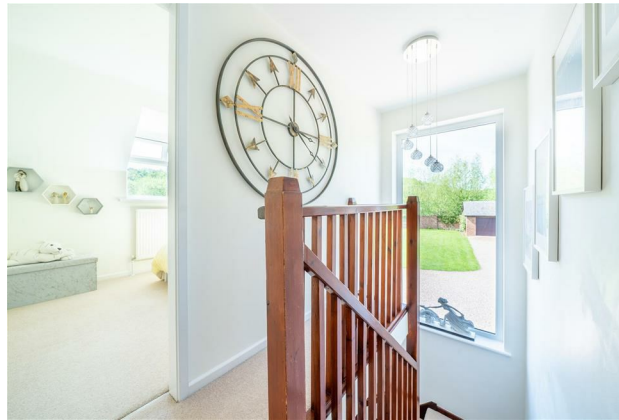
The property is approached by a block paved entrance through private electric double gates, onto a substantial gravelled driveway leading to the main house and superb grounds. Circa an acre, it offers a detached double garage and ample parking. Manicured lawns and established shrubs and a magnificent Willow Tree adorns the front lawn. There is a wonderful patio to the rear offering privacy and spectacular countryside views, the perfect spot for entertaining and enjoying al fresco dining.

Services:

Oil, private shared drainage, water and electric.

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to



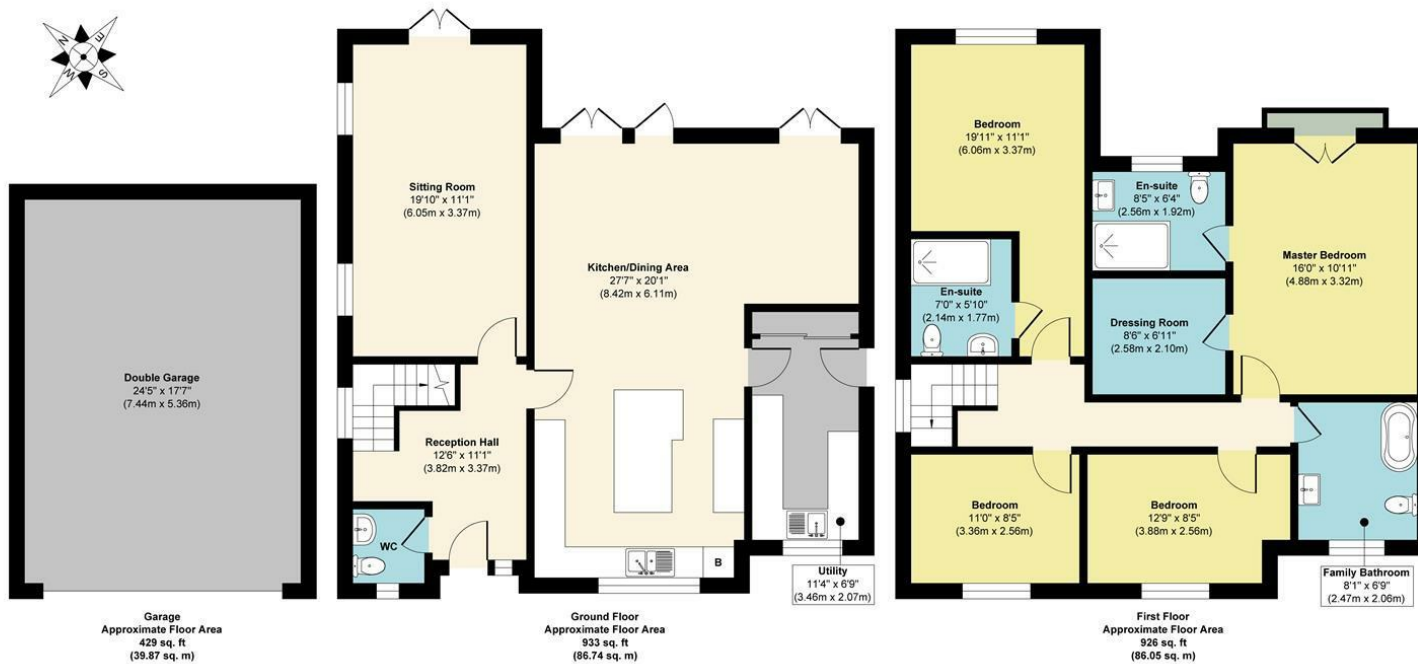


issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the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



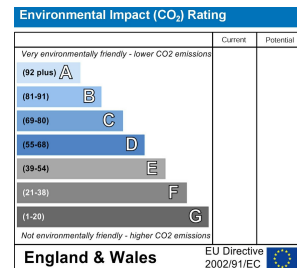
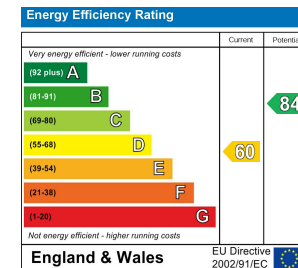




Approx. Gross Internal Floor Area 2288 sq. ft / 212.66 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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.