



Stourport-On-Severn | DY13 0RY



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A delightful two-bedroom modern bungalow, beautifully refurbished over the years with great attention to detail throughout. Nestled in the charming hamlet of Astley Burf, this home offers peaceful countryside living surrounded by beautiful countryside and perfect for walking and outdoor pursuits.

Location:

Nestled in a peaceful countryside hamlet of Astley Burf, perfect for those who enjoy countryside walks and peaceful surroundings. This particular property is just a short stroll from the popular Hampstall Inn, offering a welcoming local spot to dine or relax and the perfect spot to unwind and take in the scenic views. Nearby in Astley, you'll find a range of everyday amenities including a convenience store and Post Office, pharmacy, village hall, veterinary surgery, and several traditional public houses. Despite its tranquil setting, the area is well-connected for commuting. Rail links to London and Birmingham are accessible via nearby Droitwich and Worcester, while Kidderminster (6 miles), Worcester (14 miles), and Birmingham (30 miles) are all within easy reach. (All distances are approximate).

Education:

There is superb schooling available in the local area. Astley CE Primary School is close by, and the property falls within the catchment area for the highly regarded Chantry School. For those considering independent education, both King's Worcester and RGS Worcester offer excellent options within easy reach.

Accommodation Comprising Of:

Hall, Kitchen, Sitting Room/Dining Room, Master Bedroom with En-suite, Shower Room, Bedroom 2, Airing Cupboard, Double Garage.





As you step through the front door, you are welcomed into this charming bungalow, where the hallway effortlessly guides you to all the key living spaces, creating a seamless flow throughout the home.

The Breakfast Kitchen is designed with a contemporary flair, offering a sleek aesthetic with white gloss wall and base units that provide ample storage. A convenient breakfast bar complements the space, ideal for informal dining. The kitchen is fully equipped with integrated appliances, including a fridge, freezer, dishwasher, Bosch double oven, and a four-ring ceramic hob with an extractor above. From the kitchen, there are lovely views of the rear garden, and the space is further enhanced by the stylish Karndean flooring. A door also leads to the side of the property, making the kitchen as functional as it is appealing.



Adjacent to the kitchen, the spacious Sitting Room and dining area offers an expansive, light-filled environment, perfect for relaxing or hosting gatherings. Two sets of French doors once again open out onto the south-facing garden, making it a wonderful space to enjoy during warmer months. The room features a recently installed Gazco real flame fire, which creates a cozy and inviting ambiance on chillier evenings, adding both charm and warmth to the space.

The Master Bedroom is generously proportioned and features a modern en-suite shower room. The en-suite is beautifully finished with a double shower, a low-level toilet, and a sink set in a stylish wood-effect vanity unit, all set against the backdrop of attractive Karndean flooring.

The Second Bedroom is equally bright, with French doors that open to the front patio, allowing easy access to the outdoor spaces. Currently used as a guest bedroom, it is also well-suited for multi-generational living. The room features oak-effect Karndean flooring, which complements the home's overall aesthetic.

The Shower Room is another beautifully appointed space, with luxurious touches such as underfloor heating and Italian Travertine flooring. The room features a corner shower, a low-level toilet, and a sink set in a wood-effect vanity unit, with a lighted mirror providing both style and functionality. A heated ladder towel radiator adds both comfort and practicality. Additionally, the property boasts a highly practical airing cupboard, which includes plumbing for a washing machine.





Outside, the property’s landscaped garden exudes a Mediterranean charm, with electric gated access welcoming you to the front path and patio areas. Here, you’ll find palm trees and other well-established plants, flowers, and shrubs, which help create a serene, private retreat. The beautiful Provence terracotta tiles laid across the patio area provide a wonderful space for outdoor dining and enjoying the surrounding greenery. The south-facing garden ensures plenty of sunlight throughout the day, while the attractive pergola adds a unique feature to the space. A lawned area and a summer house complete the outdoor experience. To the front of the property, a driveway offers ample parking for several vehicles, and a detached double garage provides additional storage and secure parking.

This home offers the perfect blend of modern living and outdoor beauty, creating an ideal sanctuary for relaxation and entertainment.

Services:
Mains drainage, water, electric heating and LPG.

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

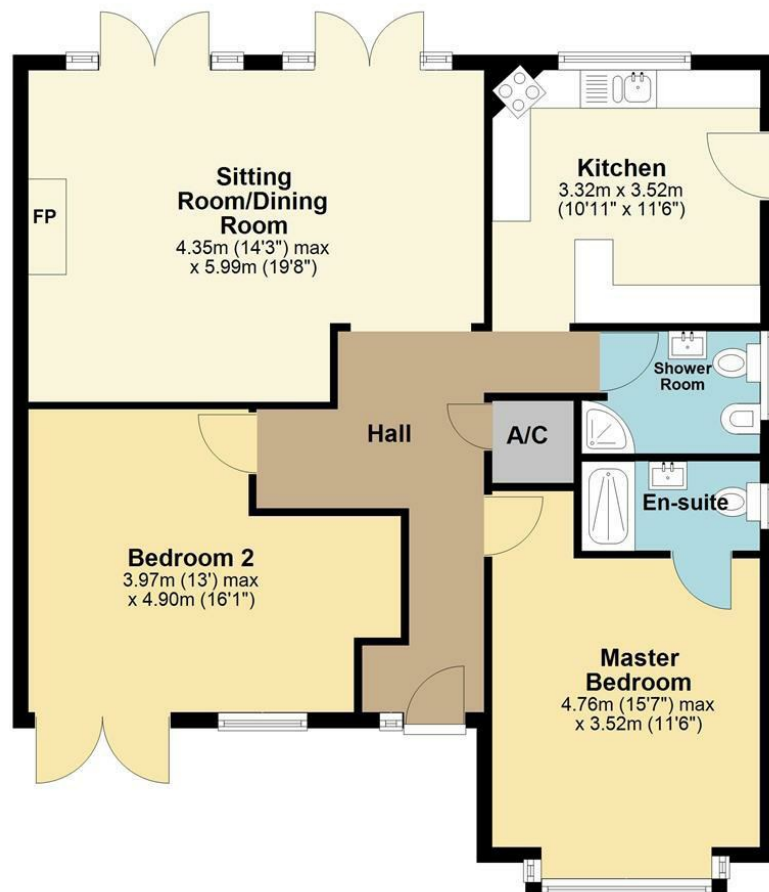
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Ground Floor

Approx. 113.0 sq. metres (1216.1 sq. feet)



Total area: approx. 113.0 sq. metres (1216.1 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	
Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	<div>74</div> <div>42</div>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(82 plus) A</div> <div>(61-81) B</div> <div>(39-60) C</div> <div>(15-58) D</div> <div>(9-34) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
England & Wales	
EU Directive 2002/91/EC	

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