



13 Church Lane, Severn Stoke, WR8 9JQ

£530,000

A beautifully presented, detached four bedroom character home, with private landscaped gardens to the rear. The versatile accommodation comprises: spacious entrance hall with cast iron cooking range, extended sitting room, dining room with doors to the rear garden, breakfast kitchen with space for table, utility, cloakroom. Main bedroom with full en-suite bathroom, three further bedrooms, family shower room. The property further benefits from central heating, double glazing, and a number of external stores with potential for a workshop or home office. The beautiful, landscaped gardens extend to 0.16 acre. Viewing a must to appreciate the size and versatility of home and gardens.



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CANOPY PORCH

Outside courtesy light, obscure glass double glazed door to:

RECEPTION HALL 14'5" x 12'10" including stairs (4.41m x 3.92m including stairs)

Twin front aspect double glazed window, side aspect double glazed window, ceiling light point, feature fireplace with original cast iron range, radiator, stairs to first floor with under stairs cupboard and library shelving, tiled floor, doors to:

SITTING ROOM 16'8" x 12'8" (5.10m x 3.87m)

Rear aspect double glazed window overlooking the garden, side aspect double glazed window, leaded glass window looking into the dining room, ceiling light point, exposed ceiling and wall beams, feature brick built fire surround with open fire, tiled mantle and hearth, radiator, tiled floor.

BREAKFAST KITCHEN 17'10" max around chimney breast x 14'3" (5.45m max around chimney breast x 4.35m)

Dual aspect with front and twin side aspect double glazed windows, three ceiling light points and additional recessed ceiling downlighters, fitted country style kitchen comprising of a wide range of floor and wall mounted units under a tiled work surface with matching surround. One and a half bowl sink unit, Rangemaster five hob (LPG), range style cooker set within the original opened chimney breast with original bread oven, space and plumbing for dishwasher, space for tall fridge freezer, space for further appliances, space for breakfast table and chairs, vertical school style radiator, tiled floor, doorway to utility, doorway to:

DINING ROOM 12'0" x 10'9" (3.67m x 3.30m)

Rear aspect double glazed double French doors opening to the landscaped rear garden, private patio with space for table and chairs and al-fresco dining, ceiling light point, exposed ceiling beam, two radiators, tiled floor.

UTILITY 6'5" x 6'0" (1.97m x 1.85m)

Side aspect double glazed velux skylight, ceiling light point, stainless steel single drainer sink unit with storage below, space and plumbing for washing machine, space for further appliances, radiator, tiled floor, door to:

REAR HALL

Ceiling light point, stable style door to open rear porch, tiled floor, door to:

CLOAKROOM

Side aspect obscure glass double glazed window, wall light point, white suite comprising: corner wash hand basin, push flush WC, radiator, part tiled walls, tiled floor.

LANDING

Ceiling light point, doors to:

MAIN BEDROOM 12'9" max into wardrobe x 12'1" (3.89m max into wardrobe x 3.69m)

Rear aspect double glazed windows overlooking the garden, ceiling light point, range of fitted wardrobes with hanging rail and shelving, radiator, door to:

ENSUITE 10'9" x 6'2" (3.29m x 1.89m)

Rear aspect double glazed window, recessed ceiling down lighters, extractor, four piece white suite comprising: corner bath with shower over, separate shower cubicle, wash hand basin with storage below and over, push flush WC, heated towel rail, part tiled walls, tiled floor.

BEDROOM TWO 14'6" x 9'4" (4.43m x 2.86m)

Front aspect double glazed window with far reaching views, ceiling light point, exposed ceiling beams, radiator.

BEDROOM THREE 11'9" x 8'11" (3.59m x 2.73m)

Front aspect double glazed, ceiling light point, radiator, exposed wall beams.



BEDROOM FOUR 10'9" x 5'6" (3.30m x 1.70m)

Side aspect double glazed window, ceiling light point, radiator, exposed wooden floor boards, currently used as a study.

MAIN BATHROOM 8'5"x 5'1" (2.58mx 1.55m)

Side aspect obscure glass double glazed window, recessed ceiling downlighters, white suite comprising: wash hand basin with storage below and to the side, corner shower with Triton shower, push flush WC, radiator, part tiled walls, tiled effect floor.

GARDENS

The property has a narrow front garden, mostly laid to flower and shrub beds. Steps leads up to the front door, To the side there is a wide driveway providing parking for two to four vehicles. From the drive there is a pedestrian gate to the rear garden and a brick built garden store with potential for a home office.

Private landscaped rear garden, accessible from the utility or the dining room, both of which open to a wide patio with plenty of space for table and chairs and al fresco dining. To the side of the rear canopy porch is a boiler room with a floor mounted Worcester gas boiler. Steps lead up from the patio to a level lawn with a wide range of flower and shrub beds to the side containing some beautiful mature shrubs and specimen trees. A brick paved seating area allows you to sit in the garden with a southwards view towards the church. To the rear of the garden is a further paved area with a greenhouse and another seating area that overlooks an ornamental pond. A pathway that runs up the side of the garden all the way to the rear, also passes a further garden store or workshop which is attached to the side of the barn belonging to the neighbouring property. There is a further room currently used as a garden store.

WORKSHOP 18'6" max x 7'10" max (5.66m max x 2.40m max)

Accessed from the rear garden, power and light, useful storage place and would make an ideal workshop.

GARDEN STORE 10'1" x 4'4" (3.08m x 1.33m)

Brick built with gable roof, double glazed windows to side, double glazed door to the rear leading to the drive.

DIRECTIONS

From Worcester City centre proceed out along the A38 Bath Road, in the direction of Tewkesbury. Continue straight on over the first island and straight on over the second island, signposted for Kempsey. Continue through the village of Kempsey and into the village of Severn Stoke. Turn right, just after The Rose & Crown Public House. Ap13 Church Lane can be found on the left hand side, as indicated by our For Sale board. From our Upton office, turn left and proceed over the bridge on the A4104 heading in the direction of Worcester. Turn left at the T-junction onto the A38 and continue to Severn Stoke. As you see the sign for the Rose and Crown on your left, turn into Church Lane and 13 can be found on the left hand side, as indicated by our For Sale board. For more details, please call our Upton office on 01684 891348.

AGENTS NOTE

The property flooded in 2000 and 2007, since then works have been carried out at the property which have prevented further flooding. Worcester County Council and the Environment Agency have approved a flood defense bund for Church Lane which would prevent further flooding of the lane itself, and are just in the process of approving a contractor.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

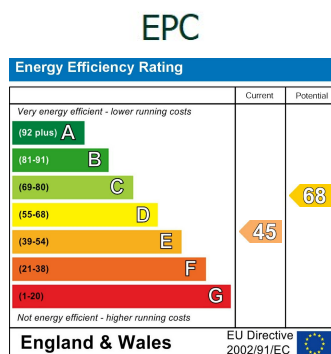
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Central heating is oil fired, the cooker Mains drainage, mains water and electricity are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: current: E45 potential: D68

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



Material Information Report



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