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**STEVEN JOHNSTON**  
property puzzler

# Severn View, Arley, Bewdley DY12 3NQ

**Offers in excess of £825,000**

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## Agent's Overview & Thoughts

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For me, it is all in the name, and the property is aptly called Severn View for a reason as it is nestled in the rolling countryside of the Severn Valley which has views of the iconic Victoria Bridge and the Severn Valley Railway.

This is a rare opportunity to purchase a property that offers so much scope to develop further. I can visualize different options for development, such as a small holding or an equestrian use if you have horses.

If you like being outdoors and hobbies include walking, fishing, shooting, or nature then you are spoilt for choice as the River Severn is close by and you have the Wrye forest nature reserve as your backdrop.

The nearby historic Georgian riverside town of Bewdley provides an excellent range of local amenities including both junior and senior schools. The surrounding towns of Kidderminster and Stourport -on -Severn are within easy reach along with the Cathedral city of Worcester.

M5 Motorway access can be gained at either JCT 4 or 5 providing swift travel to Birmingham and the West Midlands conurbations, Bristol and the South-West, and London and the South-East via the M42/M40.

If you want to live in the countryside and wake up to this spectacular view every day then do not hesitate to call me to arrange an appointment.



*Steven Johnston*

# Property Overview

The property itself is a detached single-story bungalow that consists of 4 good-sized bedrooms and 2 bathrooms including an ensuite to the master bedroom. There is a spacious living room with a feature fireplace and log burner and double French doors leading to a large terrace.

There is a fully fitted country-style kitchen and dining room with an island unit, exposed feature beams, and French doors leading to the large terrace with the most amazing views.

Outside the property, you have a private gated driveway that leads to the house, and it slopes down towards the self-contained double garage and storeroom. There is plenty of room for parking, storage, and keeping a motorhome, caravan, or a horsebox trailer.

The gardens to the front, back, and sides are laid mainly to lawn with a range of mature trees, plants, and shrubs. Included are open fields and paddocks which are ideal for grazing and pasture and there is also an area for an allotment where you can grow your own vegetables. Additionally, there is an orchard with mature fruit trees and a natural pond which is ideal for ducks.

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There is a separate gate that provides access to a hard-standing area where there are 2 stable blocks and a separate tack room which is ideal for equestrian horse owners.

Finally, there is a self-contained workshop with power, a log burner, and a log store nearby

The land totals around 7 acres, which is all under the same freehold title. But the property can easily be split into three separate parcels. The first being the main property and its grounds. The second parcel could be the lower fields which comprise the majority of the land, and the third parcel would be the upper level which also has a covered hard-standing area.



# Property Features

- Panoramic views of the Severn Valley
- Detached freehold bungalow
- No onward chain
- Approx. 7 acres of land
- Ideal small holding or equestrian use
- 4 bedrooms & 2 bathrooms
- Ensuite to master bedroom
- Spacious open plan living room
- With feature fireplace & log-burner
- Country style kitchen & diner
- Large panoramic terrace/patio area
- Private driveway
- Plenty of space for parking & storage
- Stable block & tack room
- Outbuildings
- Workshop with power
- Double garage and storeroom
- Greenhouse & polytunnel
- Log store
- CCTV
- Double glazed windows
- Oil fired central heating
- Cesspit septic tank
- Council tax band A
- Wyre forest council
- EPC 54/89 E

# Property Image Gallery



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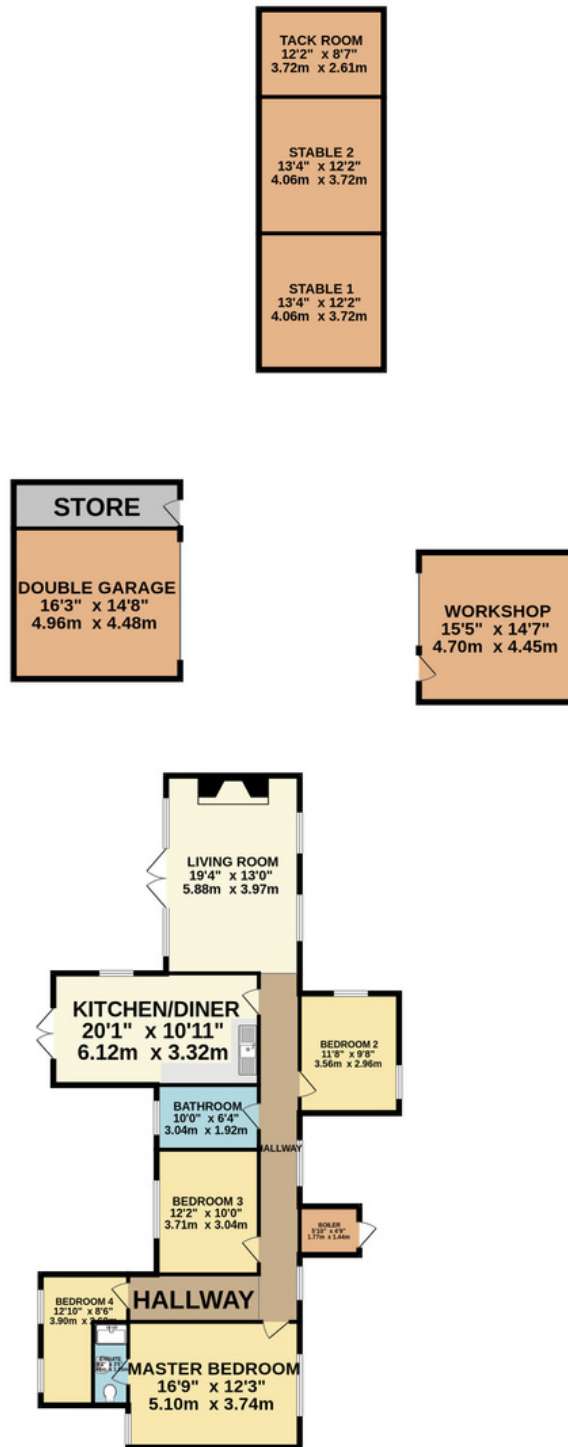


# Property Image Gallery



# Property Floor Plan

GROUND FLOOR  
2255 sq.ft. (209.5 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 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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you with your property sale**



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