



Shereford Stonepit Lane, Worcester, WR7 4ED
Guide Price £695,000

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**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

PLJ Worcestershire are delighted to bring to the market situated in the charming rural village of Inkberrow, Worcester. This impressive detached bungalow on Stonepit Lane offers a perfect blend of spacious living and serene countryside charm. The property has been thoughtfully extended to provide five generously sized bedrooms as well as spacious living areas, making it an ideal family home or a peaceful retreat for those seeking more space.

One of the standout features of the property is the large plot it sits within, with a vast and spacious rear garden as well as plenty of parking area to the front. This expansive outdoor space is perfect for gardening enthusiasts, children at play, or simply enjoying the outdoors.

Upon entering, you will be greeted by a welcoming hallway in the centre of the bungalow leading to three well-appointed reception rooms, the living room, garden room and office each designed to create a warm and inviting atmosphere. These versatile spaces can be tailored to suit your needs, whether you envision a cosy sitting room, private office, a formal dining area, or a vibrant playroom for the children. In addition to the five double bedrooms the bungalow also boasts two modern bathrooms, one being an en-suite to the main bedroom, providing ample facilities for family and guests alike.

The property is situated in a sought-after village location, known for its community spirit and picturesque surroundings, making it an ideal choice for those looking to escape the hustle and bustle of city life.

In summary, this extended five-bedroom bungalow on Stonepit Lane presents a rare opportunity to acquire a spacious and well-appointed home in a delightful rural setting. With its generous garden, ample parking, and versatile living spaces, it is sure to appeal to a wide range of buyers seeking comfort and tranquility in th

Porch

Obscure double glazed entrance door. Double glazed window. Ceiling light point. Tiled floor.

Hall

Two ceiling light points. Loft access. Radiator. Doors off to:

Living room

Double glazed bow window to front aspect. Radiator. Wall lights. Feature fireplace with gas fire inset.

Kitchen/diner

Double glazed window and French doors to rear garden. Velux window. Radiator. Spot lights and ceiling light point. Tiled floor. Matching wall and base units with work surface on top. Space for cooker, dishwasher and fridge freezer. One and a half bowl sink and drainer. Tiled splashbacks. Storage cupboards.

Garden Room

Double glazed windows and French doors to rear garden. Two radiators. Wall lights and ceiling light point.

Office

Double glazed window. Ceiling light point and wall lights. Radiator. Door to the living room.

Utility room

Double glazed Velux window. Ceiling light point. Radiator. Wall and base units with work surface on top. Stainless steel sink and drainer. Space for washing machine and tumble dryer.

Cloakroom

Double glazed Velux window. Ceiling light point.

Garage

Up and over door. Light and power. Integral door.





Bedroom one

Double glazed windows and French doors to rear garden. Ceiling light point. Radiator. Walk in wardrobe.

En-suite

Two obscure double glazed windows. Radiator. Ceiling light point. Extractor fan. Panelled bath. Quadrant shower cubicle with mains fed shower. Pedestal wash hand basin and low level WC. Tiled splashbacks and floor.

Bedroom two

Double glazed Velux window. Radiator. Ceiling light point. En-suite low level WC and wall mounted wash hand basin. Tiled splashbacks and floor. Ceiling light point.

Bedroom three

Double glazed window to rear aspect. Two ceiling light points. Radiator.

Bedroom four

Double glazed window. Ceiling light point. Radiator. Built-in wardrobes.

Bedroom five

Double glazed window. Radiator. Ceiling light point.

Bathroom

Obscure double glazed windows and French doors. Ceiling light point and wall lights. Heated towel rail. Extractor fan. Panelled P-shape bath with shower attachment. Pedestal wash hand basin and low level WC. Tiled splashbacks and flooring.

Rear garden

Large, open and spacious rear garden enclosed with fencing and hedging. Laid mainly to lawn with planted trees and shrubs.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : F

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

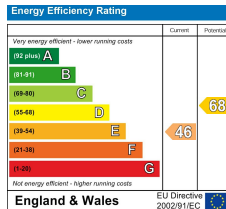
Parking

Parking for the property is via the driveway to the front.

GROUND FLOOR

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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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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