



## Grange Cottage

Stourport-on-Severn, DY13 8JD

Andrew Grant



# Grange Cottage

Windermere Way, Stourport-on-Severn, DY13 8JD

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A completely unique period cottage nicely tucked away within secure gated grounds of around 0.2 acres. The property boasts a hugely versatile layout, which can offer three to four bedrooms and is packed with a wealth of delightful character features.

## Key features

- Charming period cottage
- Garden room
- Ground-floor shower room
- First-floor shower room
- Ensuite bathroom
- Balcony
- 0.2 acre wraparound garden
- Large summerhouse
- Secure driveway parking behind electric gates
- Garage with adjoining workshop and storage room

Freehold / 2,022 sq. ft.







The property is well set back from Windermere Way behind an impressive secure entrance featuring electric wrought iron double gates and an accompanying side entrance for pedestrians. The gates give way to large, secluded grounds featuring a sweeping block paved driveway leading to the property.

The driveway affords parking for many vehicles including motorhomes, caravans and the like.

From the driveway, a winding block paved pathway takes you to the front door of the property and the glazed porch beyond.





### **Entrance**

The porch provides access to a large garden room extension situated at the front of the cottage and the dining room/reception hall.

### **Garden room**

The glass-roofed garden room is a lovely place to sit and enjoy the afternoon sun whilst taking in views of the surrounding gardens.





## Reception room

Once inside the property, you are greeted by a hugely impressive reception space, which is incredibly flexible and could be used for dining or as a living/family room. This extensive space is packed with a wealth of character including a delightful spiral staircase to one corner, an array of exposed timbers and a brick fireplace housing a wood-burning stove.

Doors radiate beautifully from this central ground floor room leading to the living room, kitchen, and garden room, and to the downstairs bedroom and accompanying bathroom.





### Living room

The main living room is another incredibly spacious room, once again, packed with charming character detail including exposed timber and a feature fireplace housing a wood burner.

This room floods with natural light from the dual-aspect windows and skylight.





## Kitchen

There is a nicely appointed kitchen featuring matching wall and base cupboards incorporating glass-fronted display cabinets. The kitchen includes a fantastic, moveable solid wood central island unit, a Range style oven housed within a useful recess and work surfaces incorporating an inset ceramic sink.

There are also exposed timbers, tiled flooring, down lighters and a door leading out to the enclosed rear gardens.









### **Ground floor bedroom**

Neatly tucked away in a quiet corner of the downstairs is a spacious double bedroom, which is serviced by a large bathroom situated across the hallway.





### **Ground floor bathroom**

The bathroom is nicely styled and comprises tiled floors and walls, a large corner shower cubicle, a vanity unit, a low-level WC and downlighters. A roll-top bath was also previously situated in this room and can be reinstated if required.





### **First floor**

The first-floor accommodation is similarly adaptable and versatile and can provide two or three bedrooms depending on requirements and comes complete with a bathroom and ensuite.

### **Bedroom two**

The largest of the bedrooms is ideal for use as a master bedroom, being a spacious and light double bedroom featuring exposed timbers, an attractive cast iron fireplace and French doors leading out to the balcony.



### Bedrooms three and four

The remaining two bedrooms are interconnected, with the larger of these including exposed beams, down lighters and a Velux skylight.

The third bedroom leads on from here and features exposed beams, a skylight and a side window plus a door leading to an ensuite bathroom comprising a low-level WC, a washbasin and a bathtub.







### **Family shower room**

Completing the accommodation is the main family shower room, which has a tiled shower cubicle, a low-level WC and a pedestal washbasin.





## Garden

The large grounds of Grange Cottage are a real asset, totalling around 0.2 acres and completely enclosed and secure, ideal for those with animals and children. The gardens wrap around the cottage on several sides and are all very user-friendly. To the front of the property are several lawned sections featuring a large, paved patio beyond ideal for a seating and entertaining area leading to the adjoining summerhouse. The spacious summerhouse currently houses a sunken hot tub and could be used for a variety of different purposes, including home working or studio space.

Situated at the rear of the property is another generous section of garden, which is private and designed for low maintenance being laid to paving and gravel, with a circular seating area at the centre. This area of the garden is ideal for alfresco dining and features a door leading out from the kitchen. Several outbuildings are accessed from this part of the garden, including a garage with an adjoining workshop and storage room. There is also an outside store room/boiler room and an outside/gardener's WC, both of which are located to the side of the house.



## Location

Grange Cottage enjoys a secluded setting nicely set back from the road and situated within a popular suburb of Stourport-on-Severn known as Burlish. This is a highly regarded location and immensely popular for a number of reasons, including the fact that it is conveniently positioned for accessing a number of local amenities and green spaces.

For those with children, this setting is hugely beneficial as it is just moments away on foot from Burlish Park Primary School in addition to Stourport High School and Sixth Form College.

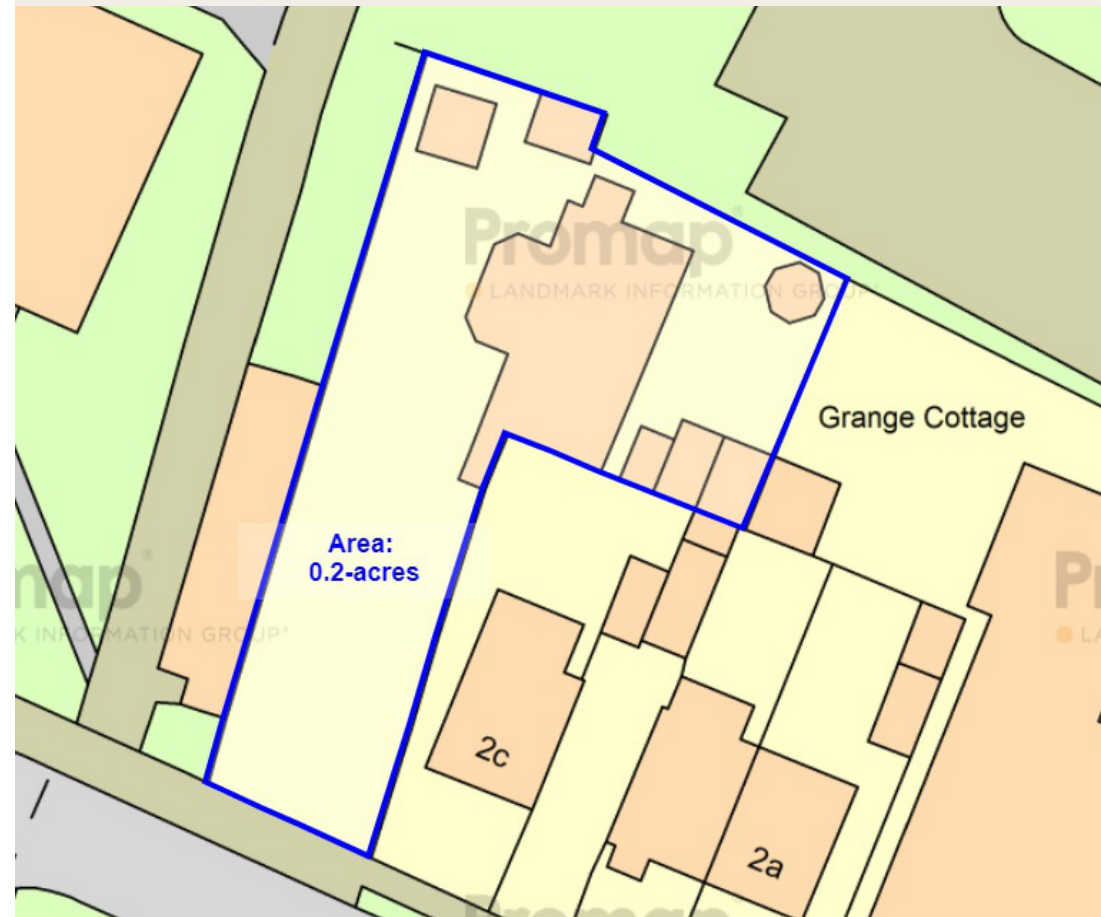
Windermere Way is also a fantastic location for accessing nearby green spaces such as the locally renowned Burlish Top nature reserve, which can be accessed on foot from the property and offers miles of mature heathland and wooded areas popular amongst dog walkers and those who love the outdoors.

Stourport-on-Severn town centre is also right on the doorstep from here, another reason for the popularity of this road as it means the resident can leave their car at home and walk to town, which is just 0.6-miles away. The historic town centre offers a huge array of amenities including interesting shops, a myriad of pubs and eateries plus several large supermarkets including a Tesco and a Lidl. The riverside meadows are a huge asset and great for spending quality time outdoors, featuring lovely seating areas overlooking the river and miles of walks leading to Bewdley in one direction and Worcester in the other. There is also a superb canal basin at the heart of the town offering another lovely and serene beauty spot to enjoy.

## Services

The property has mains gas, mains electricity, mains water, mains drainage, a security alarm system and broadband.

Council tax band – to be confirmed.



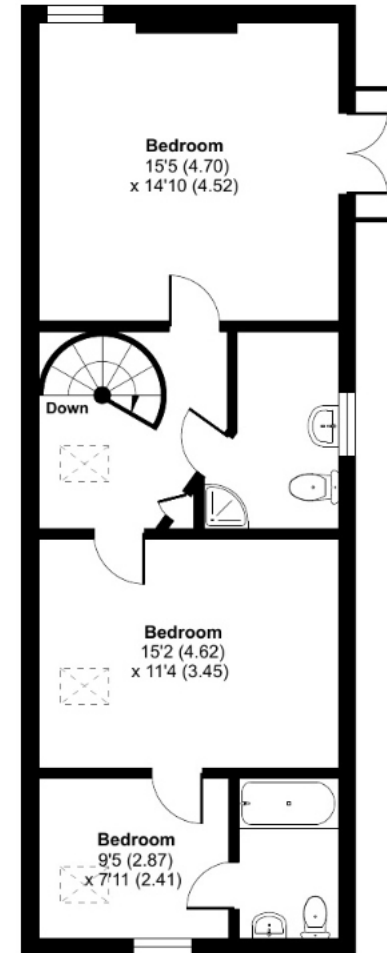
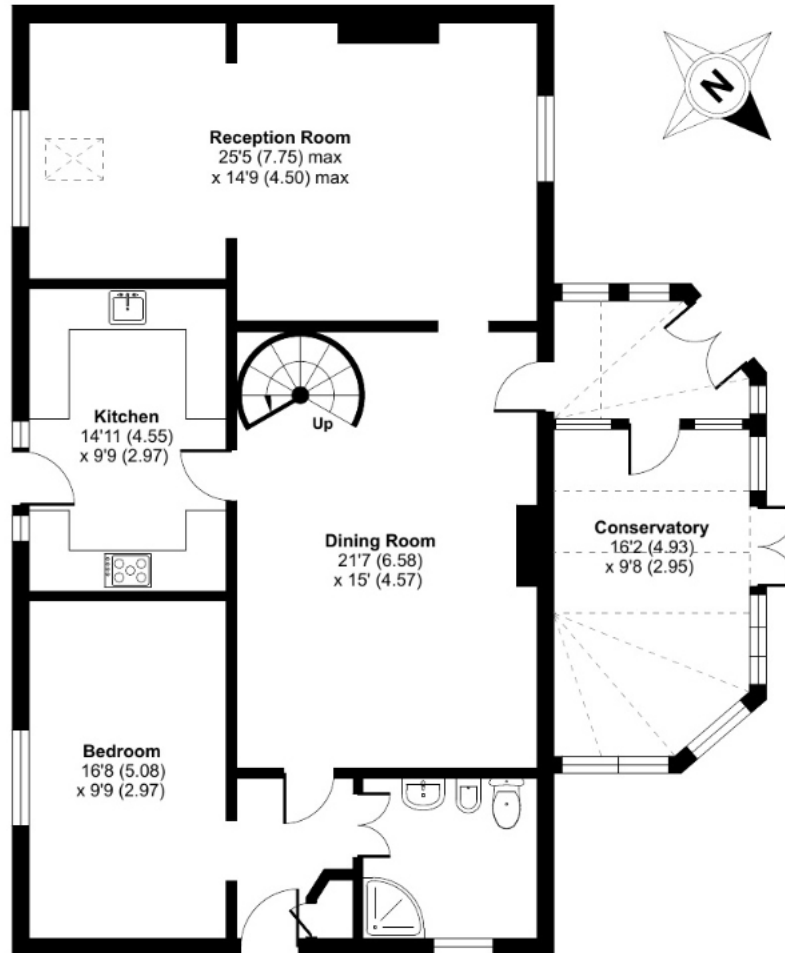


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Approximate Area = 2022 sq ft / 187.7 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	53   E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 969620



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