



Aranby

The Square, Stottesdon DY14 8UB

Andrew Grant

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3 Bedrooms 1 Bathrooms 2 Reception Rooms

A spacious and well-maintained village bungalow offering generous accommodation, a private south-facing garden and parking for multiple vehicles.

- A superbly proportioned bungalow with versatile living spaces.
- Large kitchen/diner featuring high-quality granite work surfaces, island, Aga and spacious living room with open access to the conservatory.
- Private south-facing garden, landscaped for ease of maintenance with a summerhouse and pond.
- Expansive driveway accommodating multiple vehicles.

This superb village bungalow offers spacious and versatile accommodation. Well maintained, it features a refitted bathroom and solar panels. At its heart, the impressive kitchen/diner includes an oil-fired Aga, granite-topped island and flagstone-floored dining area. The generous living room, with a 'Clearview' multi-fuel stove, flows into the conservatory, opening to a private south-facing garden. Three well-proportioned bedrooms provide flexibility, while the stylish shower room boasts underfloor heating. A utility room offers additional practicality, with access to a useful cloakroom. The landscaped garden includes slate pathways, mature planting, a summerhouse and pond. A substantial timber outbuilding, split into a workshop and studio, adds further versatility. Set back behind a large driveway, the property offers exceptional parking for multiple vehicles in a sought-after location.

1420 sq ft (132 sq m)





The kitchen

This impressive L-shaped kitchen/diner is flooded with natural light from multiple aspects. At its heart, an oil-fired Aga adds warmth and character, while a four-ring inset gas hob is complemented by a granite-topped island. Integrated appliances include a larger fridge and under-counter freezer. The kitchen also comes equipped with a large American-style fridge and dishwasher. The flagstone-floored dining area flows seamlessly into the side lobby and utility.





The dining room

The dining room, set just off the kitchen, provides an ideal space for entertaining, with flagstone flooring adding character. Its generous proportions allow for a large dining table, making it perfect for family meals or social gatherings. A door leads to the utility, a practical space with tiled flooring, wall-mounted central heating boiler and plumbing for white goods. The utility also provides access to the rear garden and a cloakroom with a wash basin and WC, adding extra convenience.



The reception room

A generous and inviting space, centred around a 'Clearview' multi-fuel stove set within a recessed fireplace. Karndean flooring adds durability, while wall lighting and a chandelier create a warm ambience. The open-plan archway to the conservatory enhances the sense of space, making this a sociable and comfortable area to unwind.





The conservatory

This delightful conservatory enhances the living space, offering a bright and airy retreat with garden views. Surrounded by windows, it welcomes natural light, while the vaulted ceiling with a central fan ensures comfort. French doors open onto the rear garden, seamlessly connecting indoor and outdoor living. A versatile space, it provides an ideal setting for relaxation, dining, or enjoying the changing seasons in a peaceful environment.



The primary bedroom

A bright and spacious double bedroom with capacious floor to ceiling fitted wardrobes along one wall. A large picture window fills the room with natural light and offers a pleasant front-facing outlook.



The second bedroom

Another generously sized double bedroom, with outlook towards the centre of the village. Its proportions make it a comfortable and versatile space.



The third bedroom

A light and airy south-facing double bedroom, offering versatility to be used as a study or additional dining space if desired. Large windows allow plenty of natural light, enhancing the sense of space.



The bathroom

This well-appointed bathroom offers a bright and stylish space. A separate shower enclosure with a curved glass door provides a practical addition alongside the full-size bath. The pedestal sink and WC complement the classic design. Two frosted windows allow natural light to flood the space while maintaining privacy. The underfloor heating ensures comfort, making this a relaxing and functional sanctuary within the home.



The garden

The private south-facing garden is designed for easy maintenance, featuring a sunny seating area with Victorian-style lamps and a rockery with an inset pond. Slate pathways wind through well-established borders filled with flowering perennials, mature shrubs and fruit trees. A greenhouse and large summerhouse offer additional outdoor space. A substantial timber outbuilding, currently divided into a workshop and a studio, benefits from power and lighting.



The driveway

A generously sized driveway provides ample parking for multiple vehicles, including motorhomes and caravans. Set back from the road, it offers a great sense of privacy and convenience. The wide frontage ensures easy access, while the outbuilding to the right adds further practicality, ideal for storage or workspace.

Location

Stottesdon is a delightful village situated amidst some of the most fantastic countryside this area has to offer. This thriving community on the Shropshire/Worcestershire border has a number of excellent amenities directly at hand within the village, including a public house, friendly doctors' surgery and a primary school with an excellent reputation rated outstanding by OFSTED.

For those who love the outdoors Stottesdon has miles of walks heading off in all directions and leading to wonderful beauty spots such as the Clee Hills which are just a few miles away. The Clees are a dramatic range of hills rising to over 1,700 feet at the highest point and offer amazing far-reaching views to Malvern and the Black Mountains. This truly outstanding landscape is different throughout the year, awash with bluebells in the spring and rising high above the misty valleys come autumn.

Stottesdon is also centrally placed for accessing several nearby towns, including Cleobury, Bridgnorth and Bewdley which are 5, 9 and 10 miles away respectively. The historic town of Ludlow is also only 14 miles away. All mileages are approximate. Collectively these towns offer a wide range of shops and supermarkets, a plethora of restaurants and bars, plus unique attractions such as the Severn Valley railway and river Severn.

Services

The property is connected to mains electricity, water and drainage, with the added benefits of oil-fired central heating and solar panels for enhanced efficiency.

Council Tax

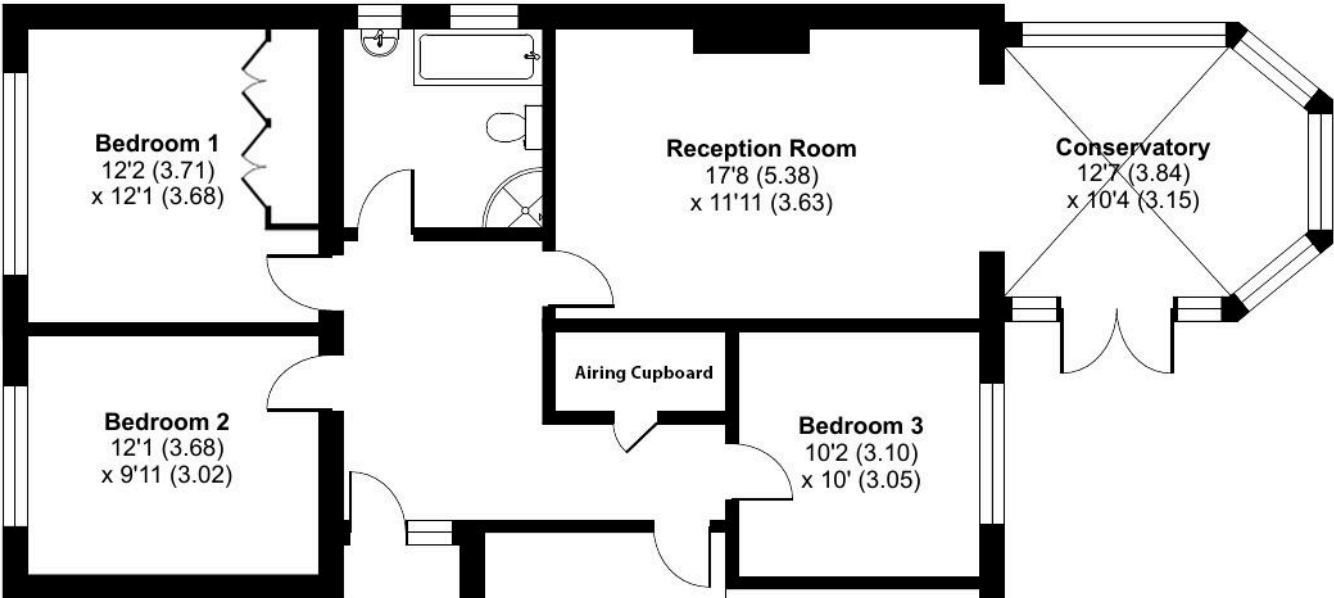
The Council Tax banding for this property is Band E



The Square, Stottesdon, Kidderminster, DY14

Approximate Area = 1420 sq ft / 132 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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