



## 2 Tudor Lodges

Dunley, Stourport-on-Severn DY13 0TT

Andrew Grant







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**2 Bedrooms**



**1 Reception**



**1 Bathroom**

**Freehold / 670 sq. ft.**

### KEY FEATURES:

- Freehold country lodge
- Exclusive site
- Picturesque views
- Immaculately maintained
- Spacious living dining areas
- Contemporary kitchen
- Large gated plot
- Summerhouse
- Beautifully landscaped gardens
- Ample parking

A freehold country lodge, ideally positioned on a small and exclusive site nestled between Stourport-on-Severn and Dunley village. The property is immaculate throughout and sits on a large gated plot that offers picturesque countryside views. Features include ample parking and beautifully landscaped gardens, creating a serene and inviting outdoor space.

Unlike many other lodges, this nearly new timber lodge is freehold rather than leasehold, enhancing its future saleability and value. Such properties offer an affordable way to enjoy country living, allowing buyers to acquire a country home in a fantastic location for much less.

The lodge occupies a sizeable, flat plot with pleasant views of the neighbouring countryside. The gardens, beautifully landscaped and tended by the owner, provides quality outdoor space.

Inside, the property feels like new and is immaculately maintained. It features a well-designed layout with a spacious living and dining area at one end, partially open to a contemporary kitchen. The bedrooms and bathroom are nicely positioned at the opposite end for privacy and there is a convenient lobby/utility room equipped with space and plumbing for additional appliances. Additionally, there is ample parking beside the property that can accommodate multiple vehicles.





## Location

2 Tudor Lodges boasts a picturesque location within the Dunley area, strategically positioned between Stourport-on-Severn and Great Witley. The property offers views of the neighbouring hills and woodland.

Dunley is a highly esteemed rural suburb nestled in the beautiful Worcestershire countryside. It is within walking distance of the village of Areley Kings and the town of Stourport-on-Severn, making it an ideal spot for countryside enthusiasts.

The area is perfect for those who enjoy the outdoors, with numerous paths right on the doorstep. These trails lead through the scenic local countryside to popular spots such as Ribbesford Woods, Stagborough Hill, Heightington and the River Severn.

Stourport-on-Severn's town centre and riverside are conveniently accessible, just a gentle 1.4 mile stroll from the property. This vibrant town is home to a wide variety of shops and attractions, including several large supermarkets like Tesco and Lidl. The town also features an array of pubs, cafes and restaurants, along with beautiful riverside meadows equipped with children's play areas. Not to be overlooked are the historic canal basin and its charming waterways. Additionally, the town is known for its reputable schools, contributing significantly to its appeal.

Commuting to Worcester and the M5 is highly convenient from this location. Worcester City centre is approximately 11 miles away and Junction 6 of the motorway is about 13 miles distant. All mileages are approximate.

## Description

Access to the property is via a gravel driveway leading to a gated entrance. Beyond the five-bar gate lies a substantial gravel parking area adjacent to the lodge, accommodating multiple vehicles.

Steps ascend to a side entrance lobby that doubles as a utility space, equipped with a door, wall and base units, a washing machine and an internal door opening into the inner hallway. This area connects to the living spaces at one end and the bedrooms and bathroom at the other.





The expansive living area features a high vaulted ceiling and combines living and dining spaces, ideal for entertaining. Bathed in natural light from windows on multiple sides, it offers delightful views of the surrounding countryside. Tiled flooring seamlessly extends into the kitchen.

Accessible via a square archway from the living area, the kitchen boasts a contemporary design with wall and base units, work surfaces enhanced by 'Metro' style tiled splashbacks, a built-in oven and hob with an overhead extractor and an integrated fridge-freezer. A window overlooks the side of the property.













Notably spacious, the master bedroom includes a window to the side.

Well-fitted, the bathroom includes a P-shaped bath with an overhead shower, a vanity unit, a low-level WC, an extractor fan and a frosted window, providing all the essentials with a touch of elegance.

Suitable as a small double or large single, the second bedroom features a window facing the front.





### Garden

The gardens of this property are a standout feature, enhancing the charm of this delightful country lodge with extensive outdoor spaces to enjoy. The grounds envelop the property on all sides, featuring a variety of seating areas, meticulously maintained lawns and well-stocked borders.

Accessed from the living room, a raised and covered decking area offers a perfect setting for entertaining and unwinding during pleasant evenings. Steps and a gate lead down from this area to a sheltered paved patio that extends along the side of the lodge.

Further on lies a spacious L-shaped lawn featuring a stunning weeping willow tree and bordered by mature beds filled with flowering perennials and small trees, including Japanese acers.

Tucked away in one corner of the grounds is a wooden summerhouse, currently utilised as a studio, adding a quaint touch to the landscape.

#### Agent's note

The brochure features an image of the railway, which, although not visible from the property, is a popular attraction in the local area.

### Services

The property has mains electricity and water, liquid propane gas and a cesspool.

Council tax band - A.



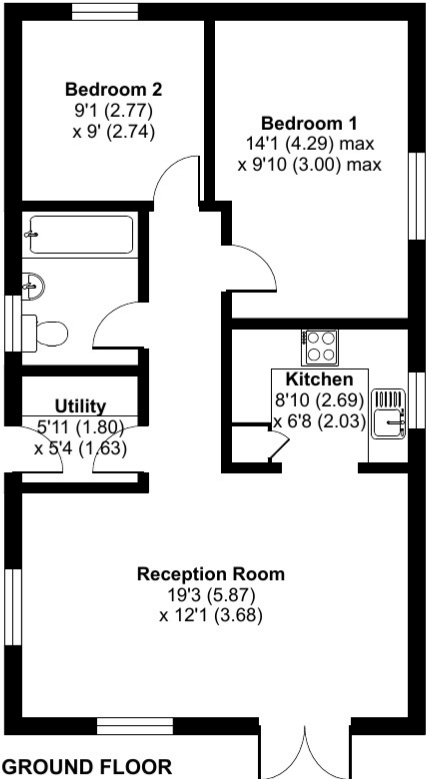






# Tudor Lodges, Dunley, Stourport-on-Severn, DY13

Approximate Area = 670 sq ft / 62.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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