



Plot 2, The Old Post Office

Crossway Green, Stourport-on-Severn, DY13 9SQ

Andrew Grant

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Crossway Green, Stourport-on-Severn, DY13 9SQ

3 Bedrooms 2 Bathrooms 1 Reception Room

A rare opportunity to build a high-spec home in an exclusive development.

- Three bedroom detached home with the master featuring its own en suite.
- Bright living room and modern kitchen.
- Landscaped garden with patio area.
- Two parking spaces and EV charging.
- Semi-rural location near Worcester and Stourport.

An attractive three-bedroom detached home with a contemporary layout, perfect for downsizers or those seeking low-maintenance living in a well-connected village location. The ground floor comprises a central hallway, cloakroom, dining room, kitchen and bright living room. The living area provides access to the garden, where a patio offers an inviting spot for entertaining or relaxing. Upstairs, all bedrooms are generous doubles, one with its own private ensuite and a family bathroom. Outside, there is parking for two vehicles and a landscaped garden with patio.



The development

This property is one of two approved plots within a quality development in a semi-rural location, within easy reach of Stourport-on-Severn and Worcester. Full planning permission has been granted for the construction of this high specification detached dwelling (**application reference W/22/02727/FUL**).

The approved plans include two allocated parking spaces, landscaped gardens and sustainable features such as EV charging, secure cycle storage, renewable energy provision, and an approved planting scheme designed to enhance privacy and biodiversity.

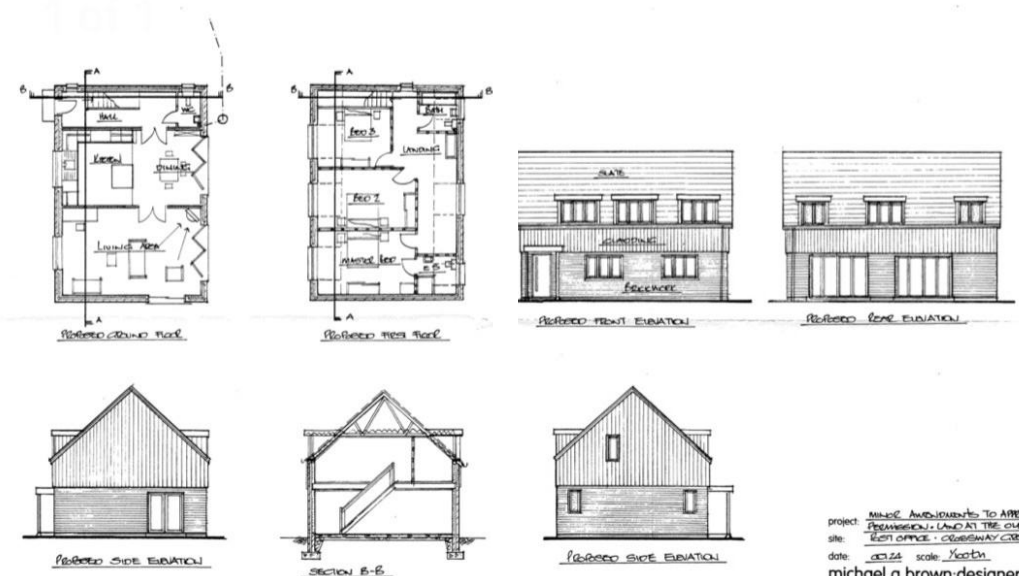
Both plots offer excellent scope for attractive, energy-efficient homes that combine modern living with a sympathetic architectural style. This listing relates to Plot 2, with the other plot also available separately.

Please note that Community Infrastructure Levy (CIL) will be payable on the completed property, in accordance with Wychavon District Council's adopted Charging Schedule. Prospective purchasers are advised to confirm the final CIL amount directly with the Council.

For further details and to view all planning documents, please visit the Wychavon District Council Planning Portal using reference **W/22/02727/FUL**.



project: 2 NO DWELLINGS
 site: LAND AT THE OLD POST OFFICE / HOLLY TREE COTTAGE (C)
 date: NOV 22 scale: 1/2000
 michael a brown: designer
 Manor Farm Barn planning:
 Hadzor building design:
 Droitwich
 Worcs
 WR9 7DR
 Tel: 01905 794700
 Mobile: 07941 054 964
 PLANNING SERVICES
 23 DEC 2022
 RECEIVED
Note: All dimensions and drawings to be checked on site by contractor before work commences. Not to be scaled.

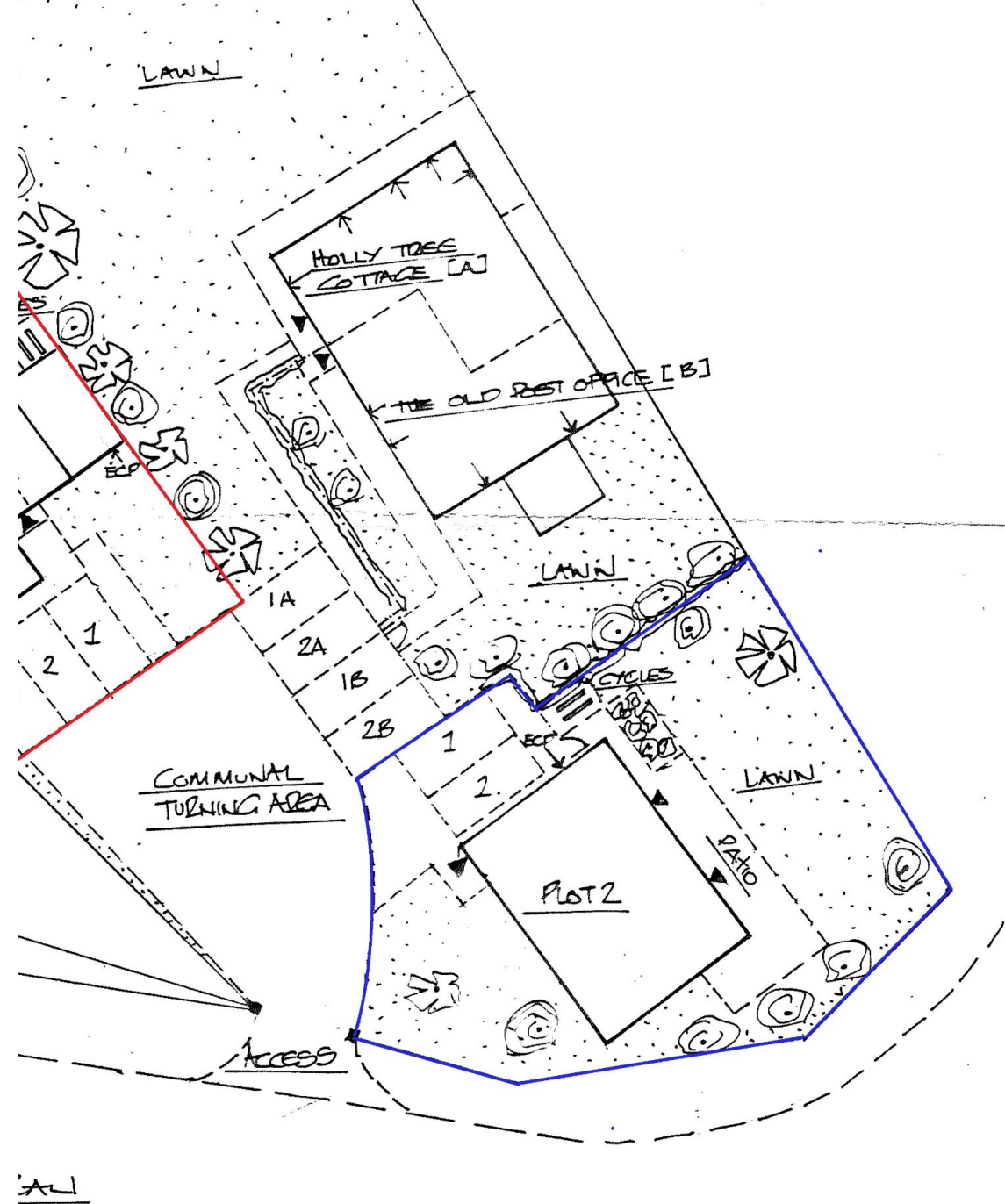


project: 2 NO DWELLINGS TO APPROVE
 site: PREPARED LAND AT THE OLD POST OFFICE / HOLLY TREE COTTAGE (C)
 date: DEC 22 scale: 1/2000
 michael a brown: designer
 Manor Farm Barn planning:
 Hadzor building design:
 Droitwich
 Worcs
 WR9 7DR
 Tel: 01905 794700
 Mobile: 07941 054 964
Note: All dimensions and drawings to be checked on site by contractor before work commences. Not to be scaled.

Location

Positioned in a semi-rural location, nestled between the picturesque villages of Hartlebury and Ombersley and conveniently located within easy reach of both Stourport-on-Severn and Worcester City. With ample green spaces nearby, including the renowned Hartlebury Common Nature Reserve, less than two miles away and Ombersley Golf Course, this area offers beautiful outdoor opportunities.

For commuters, travel from this location is exceptionally convenient, with the nearby A449 providing direct access to Worcester and the M5 motorway. Furthermore, Hartlebury Train Station, just 2.3 miles away, offers regular services to Kidderminster, Birmingham and Worcester. Approximately three miles away lies the historic riverside town of Stourport-on-Severn, offering a wide range of amenities such as shops, supermarkets, pubs, restaurants and cafés. At the heart of the town is a picturesque canal basin, where families can enjoy picnic areas and recreational spaces along the riverside.





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