



10 Bower Hill Drive

Stourport-on-Severn, DY13 0AN

Andrew Grant

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5 Bedrooms 3 Bathrooms 3 Reception Rooms

An exceptional dormer style home on the edge of Stourport offering beautifully presented and highly versatile accommodation, landscaped gardens and a peaceful residential setting.

- Beautifully presented five bedroom dormer style home offering extensive and flexible living space.
- Superb open plan kitchen and garden room with delightful garden views.
- Mature landscaped gardens with water feature and established planting.
- Large driveway providing excellent parking facilities.
- Sought-after position on the edge of Stourport with easy access to countryside and town amenities.

An exceptional dormer style property presented to a superior standard throughout, thoughtfully extended and developed to provide versatile living space. The beautifully appointed interior features an impressive open plan kitchen and dining area leading to a bright garden room with views of the landscaped rear garden. The ground floor includes a welcoming hall, generous living room, utility, studio and three bedrooms, two with superb en suite facilities and the primary featuring a dressing room. The first floor offers two additional bedrooms, ideal for guests or family. Outside, the landscaped garden with its tranquil water feature is a true highlight, complemented by a large driveway.

1885 sq ft (171.5 sq m)





The kitchen and dining room

The kitchen and dining room form the heart of the home, designed for both practicality and sociable family living. Extensive fitted cabinetry provides excellent storage and workspace, complemented by quality integrated appliances. The dining area flows naturally towards the garden room, creating a bright, open environment. A separate utility provides further storage and convenient access outside.







The living room

The living room is a bright and inviting space positioned at the front of the home, featuring a wide bay window that fills the room with natural light. Double doors open through to the kitchen and dining area, creating an excellent flow for family living and entertaining while maintaining a warm and relaxing atmosphere.





The family room

The family room offers a bright and airy retreat with wide glazing that frames delightful views of the landscaped garden. This inviting space provides direct access to the terrace, creating an ideal setting for relaxation or entertaining while maintaining a strong connection between the home and its beautiful outdoor surroundings.





The studio/office and workshop

The studio and workshop provide a versatile space ideal for home working, creative pursuits or practical projects. Natural light streams through large windows, creating a bright and productive environment. With direct access to the driveway and adjoining utility, it offers flexibility for a variety of uses while remaining well connected to the main living areas.



The entrance hall

The entrance hall creates a welcoming first impression and sets the tone for the home's spacious layout. A central staircase rises to the first floor with cleverly designed built-in shelving providing practical storage. From here, doors open to the main living areas, offering an immediate sense of flow and connection throughout the ground floor.



The primary bedroom and dressing room

The primary bedroom is a peaceful ground floor retreat featuring generous proportions and a pleasant dual aspect outlook. It connects to a well-planned dressing room providing excellent fitted storage and direct access to the en suite. Together they create a private and comfortable space designed for ease and relaxation within the home.







The primary en suite

The en suite to the primary bedroom is finished to an excellent standard and includes a large walk-in shower, contemporary fittings and a heated towel rail. The layout provides both practicality and comfort, creating a fresh and inviting space that complements the private nature of the adjoining bedroom.



The second bedroom

The second bedroom is a bright and inviting space with generous proportions and pleasant views through wide windows. Its practical layout offers flexibility for use as a comfortable guest room or an additional family bedroom, conveniently positioned near the main living areas and bathroom for everyday ease.





The second en suite

The second en suite includes a modern shower enclosure, fitted vanity unit and heated towel rail. Its thoughtful layout enhances the adjoining bedroom, providing a convenient and private space ideal for guests or family members seeking comfort and independence within this well-designed home.



The third bedroom

The third bedroom is well positioned on the ground floor and benefits from a pleasant outlook through a wide window. Its layout offers flexibility for use as a bedroom, guest room or study, providing a peaceful retreat that complements the home's adaptable and practical accommodation.



The bathroom

The bathroom is fitted with a contemporary suite featuring a panelled bath with overhead shower, wash basin and WC. A frosted window provides natural light while maintaining privacy, and a heated towel rail completes this well-planned space designed for everyday comfort and functionality.





The fourth bedroom

The fourth bedroom, located on the first floor, is a bright and versatile space enhanced by a large skylight. Its thoughtful design and peaceful position make it ideal for use as a guest room, study or creative area, offering comfort and flexibility to suit individual lifestyle needs.



The fifth bedroom

The fifth bedroom is a light and inviting space located on the first floor, featuring a large roof window that enhances the airy atmosphere. Ideal for use as a guest room, study or hobby space, it offers flexibility and privacy within this thoughtfully designed home.



The rear garden

The rear garden offers a peaceful and beautifully arranged outdoor space perfect for relaxation and entertaining. A paved terrace extends from the house, providing an ideal spot for dining or quiet reflection, with a covered seating area allowing enjoyment throughout the seasons. Winding paths lead through mature planting towards a charming summer house, creating a sense of depth and tranquillity.



A gentle water feature enhances the calm atmosphere, while well-designed planting adds colour and texture year-round. Thoughtfully planned and easy to maintain, this garden provides privacy and natural beauty in equal measure. It forms a wonderful extension of the home, offering a serene retreat for those who value outdoor living and peaceful surroundings.





The driveway and parking

The property benefits from a wide block-paved driveway providing generous off-road parking. Positioned at the head of a quiet cul-de-sac, it offers an attractive approach with mature planting creating privacy and kerb appeal.



Location

Dunley Road is an extremely well-regarded location on the Great Witley side of Stourport-on-Severn, home to many individual properties such as 11 Dunley Road and right on the cusp of delightful Worcestershire countryside. For those who love walking and the outdoors this leafy suburb is an ideal spot, with lots of walks on the doorstep leading through nearby countryside to local beauty spots such as Ribbesford Woods, Heightington and the River Severn.

Stourport-on-Severn town and riverside is equally accessible from here, around 0.9 miles away. This thriving town offers a huge array of shops and attractions, including several large supermarkets, including a Tesco and a Lidl, a myriad of pubs, cafes and restaurants, beautiful riverside meadows featuring children's play areas, and not to forget the historic canal basin and accompanying waterways. Well-respected schooling also plays a big part in the town's appeal.

Commuting to Worcester and the M5 is also highly convenient from this side of town, with the City Centre around 11-miles away and Junction 6 of the motorway 13-miles distant. All mileages are approximate.

Services

The property benefits from mains gas, electricity, water and drainage.

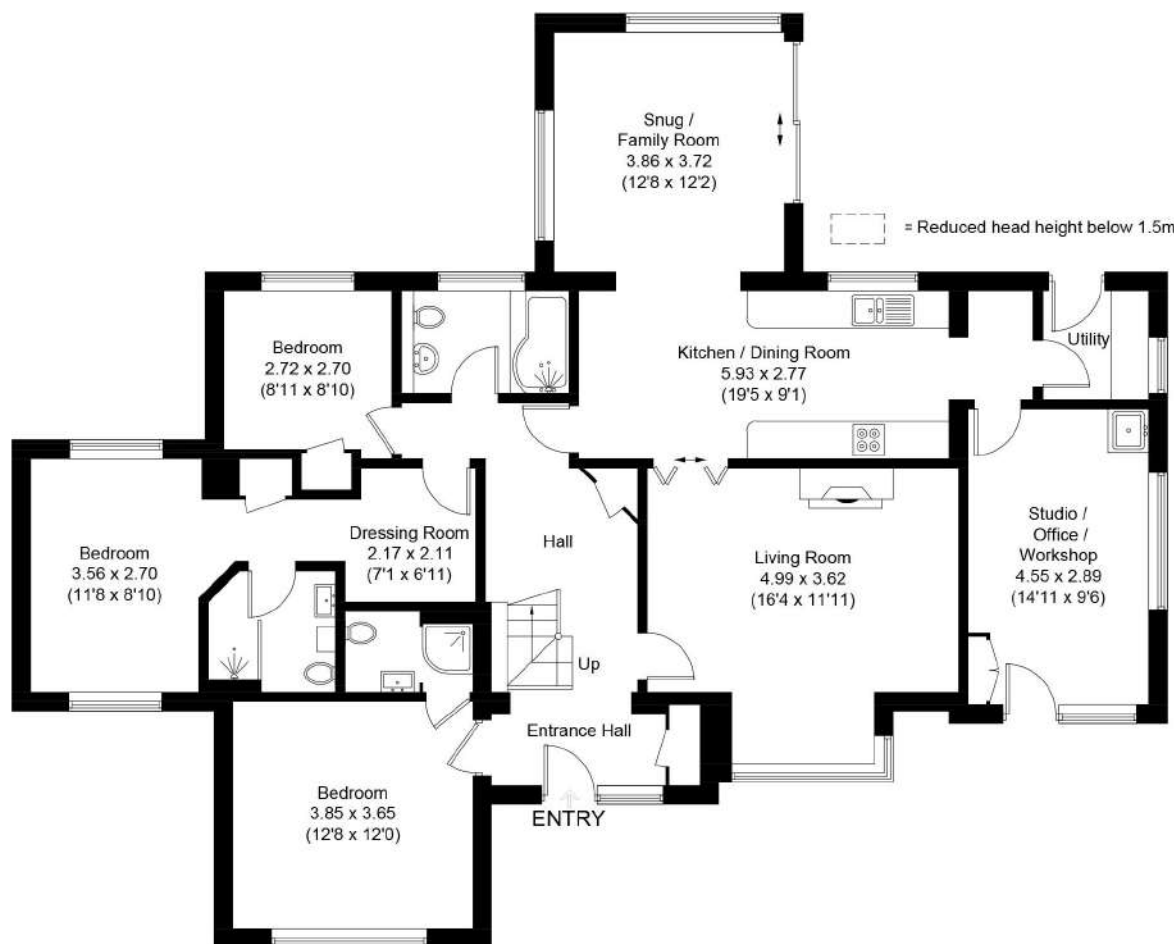
Council Tax

The Council Tax for this property is Band E.



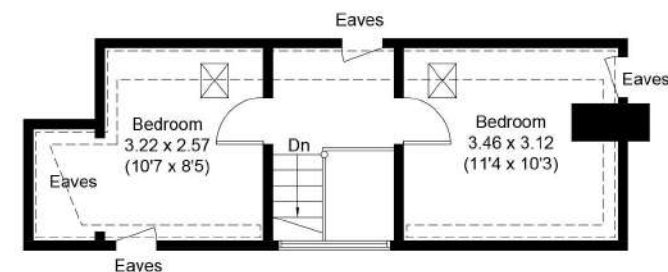
Bower Hill Drive

Approximate Gross Internal Area
 Ground Floor = 147.5 sq m / 1588 sq ft
 First Floor = 27.6 sq m / 297 sq ft
 (Including Eaves)
 Total = 175.1 sq m / 1885 sq ft



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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