



Waters Edge Severn Meadow, Astley Burf, Stourport-On-Severn, Worcestershire, DY13 0RY

BERRIMAN
EATON





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An immaculate and stylish large two bedroom family home offering versatile accommodation featuring an impressive glass extension to appreciate the stunning riverside views with mooring rights.

Waters Edge, Astley Burf, DY13 0RY



Total Approx Area: 137.0 m² ... 1475 ft² (excluding garden store, store)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

LOCATION

Astley Burf is a pretty riverside hamlet, ideal for walking and enjoying the countryside. The neighbouring parish of Astley offers a post office, local convenience shop, vet and primary school. The renowned Chantry School is in catchment and there are also a number of excellent private schools including The Royal Grammar School and Kings School.

Waters Edge enjoys the benefits of living in a rural village whilst also being in a great location to commute. With numerous road and rail links, the M5 motorway at junction 5 is approximately 12 miles away and the M5 junction 6 approximately 13 miles away. The Severn valley Railway in Kidderminster offers train routes to Birmingham and a direct train into London Marylebone station.

Mileages

Worcester 11 miles

Kidderminster 7.6 miles

Stourport-on-Severn 3.6 miles

Birmingham 14 miles

M5 junction 6 12 miles

DESCRIPTION

This wonderful and unique detached bungalow was architecturally designed in 2007 with a raised construction enjoys a privacy at the end of Severn Meadow with a delightful riverside setting. The stylish open plan vaulted living accommodation opens to a stunning glass extension creating a light and spacious area for both relaxing and entertaining.

The private gardens are beautifully tended and wrap around the property, and the raised construction provides an impressive storage area/workshop which runs underneath the whole of the bungalow. In addition there is a large summerhouse which was added in 2018 which would make a wonderful home office.

ACCOMMODATION

The property is set back behind a gravelled driveway offering off road parking for a number of vehicles. Steps rise to the entrance door which opens to an open reception hall. The triple aspect main living area is light and spacious and defined into three separate areas featuring beams to a vaulted ceiling. The cosy sitting area has a log burning stove as its main focal point. A generous dining area has space for a large dining table and chairs and opens into a stylish kitchen, the wall and base units are painted in a grey finish with granite worktops which incorporate a Belfast sink, siemens double oven and ceramic hob and extractor, a bosch dishwasher, aeg washing machine and whirlpool fridge and freezer. This wonderful open plan entertaining space then opens into into a magnificent bespoke glass extension that perfectly frames the stunning riverside views. A further door then opens onto the balcony with a glazed balustrade and steps leading down to the fabulous gardens.

There are two double bedrooms off the hall, The master bedroom is fitted with avanti wardrobes with matching bedside cabinets and dressing table built into the bay window. The second double bedroom also has a built in wardrobe.

A pull down ladder in the hall leads to a generous sized mezzanine level with restricted head height this area would make a lovely home office or games room and has plenty of eaves storage and also enjoys the same views across the river.

OUTSIDE

Outside The private gardens are beautifully tended and designed for ease of maintenance. Wrapping around the property they are well stocked with shrub and herbaceous borders. Immediately to the rear of the property is the first range of tiered flagstone seating areas with winding steps down to the River Severn with brick retaining walls leading down to the waters edge. The property has both fishing and mooring rights and a floating timber pontoon.

The external electrics are on a separate circuit and the drainage system operates with backflow valves for a precautionary one way drainage system. The vendors advise that during high water tables the garden and storage underneath the property flood. They advise that the water has never entered the living accommodation.

SERVICES

Services Mains water, electricity and drainage are all understood to be connected. None of these services have been tested.

COUNCIL TAX BAND D – Malvern Hills

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Ultrafast is available

Mobile – Ofcom checker shows 1 of the 4 main providers may cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Find and navigate to the exact location of this property by searching its 3 word address /// irritated.spoken.useful using the <https://what3words.com/products/what3words-app/>

£550,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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