



Areley Common
Stourport-On-Severn |

Areley Common, Stourport-On-Severn,

- Sought after location and immaculately presented
- Circa 2,600 sq ft of luxurious village accommodation
- Neatly landscaped rear garden with 30 ft heated swimming pool and pool house
- Large open-plan kitchen, dining/family room and orangery
- Impressive master bedroom with en-suite bathroom
- Five double bedrooms
- Private drive with parking for 4 vehicles plus double garage

A stunning home with gorgeous curb appeal! Immaculate exterior with contrasting sage windows and attractive brickwork.

The enclosed entrance porch leads into the welcoming entrance hallway with luxury flooring. There are doors leading to the sitting room, office, kitchen/diner and door to the double garage

A well proportioned and spacious sitting room, with a large bay window providing an abundance of light. Also found in the sitting room is an impressive fireplace with large oak mantle and log burning stove, perfect for those cosy winters nights.

The open plan kitchen, diner provides a wonderful space for entertaining or relaxing with family and friends. The sleek contemporary feel coupled with modern open plan ease of living makes it a highly versatile and inviting space to spend time. Ample storage is catered to, with an abundance of wall and base units finished with sleek work surfaces. The kitchen features integrated appliances throughout with a modern induction hob and eye line ovens. Leading directly onto the garden from French doors and large bi-folding doors it immediately draws the outside in.



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A most spacious landing has doors serving all five double bedrooms and main family bathroom. Wall paneling adds interest to the exquisite master bedroom offering superb living space and storage with fitted wardrobes and units. The master bedroom benefits from a spacious en-suite comprising of a bath with shower, WC and basin. Bedrooms two and three are terrific-sized doubles with dual aspect and fitted wardrobes. Bedroom four is also a fantastic double with single aspect and fitted wardrobes. Bedroom 5 is currently used as an office/dressing room but can be repurposed as a bedroom to suite a families needs. Completing the first floor is the main family bathroom consisting of standalone shower, WC and basin.

Taking centre stage in the rear garden is a superbly maintained 30ft heated swimming pool with its own pool house and store room. Aspirational living at it's finest and ideal for pool parties and summer BBQ's the perfect entertaining space is catered to. A hot tub sits on the decked area again ideal for relaxing in. Another pretty feature of the garden is a delightful and versatile summer house. Accessible from the kitchen French doors is a generous decking area ideal for enjoying those balmy summer days. Integrated to the side of the house is a double garage home to a laundry area with room for a washing machine and tumble dryer.



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Located on the outskirts of the village of Areley Kings, through Areley Common, towards Astley and nearby open countryside.

Local amenities include an independent convenience store and post office, pharmacy, village hall and a veterinary surgery. The nearby village is well connected to roads and rail links for commuting.

Rail services to London and Birmingham can be found in close-by Kidderminster and Worcester. Kidderminster (6 miles), Worcester (14 miles), Birmingham (30 miles). All distances are approximate.

Mains Water and Drainage

Mains Gas

Mains Electricity

Tax Band F

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property.

THIS IS REFUNDABLE UPON COMPLETION



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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