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Steppe Farm, Worcester Road, DY10 4LJ

Asking Price £850,000

Steppe Farm

Nestled on Worcester Road in the charming village of Harvington, Kidderminster, this delightful Grade II listed character property offers a perfect blend of traditional charm and modern convenience. With four spacious double bedrooms, this home is ideal for families or those seeking ample living space.

The property boasts four well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or even a home office. Each room is filled with natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the impressive annexe, which offers additional living space that could serve as a guest suite, a home office, or for extended family. This flexibility adds to the appeal of the property, catering to a variety of lifestyle needs.

Outside, the large garden is a true haven, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. The expansive space allows for endless possibilities, whether you envision a tranquil retreat or a safe and secure space for children to play.

Parking is a significant advantage, with space available for up to six vehicles, ensuring convenience for residents and guests alike.

This property on Worcester Road is not just a house; it is a home filled with character and potential, waiting for the right owners to make it their own. With its prime location and generous features, it is a rare find in the market. Do not miss the opportunity to view this exceptional property.







Approach

Approached via pathway up to front door with gate to side for access and driveway for parking with gate through into garden. The main driveway can be accessed via electric double gates to the left hand side of the property leading to car port and ample space for up to four cars.

Porch

With tiling to floor and door through into entry hall.

Entrance Hall 11'5" x 18'4" (3.5 x 5.6)

With central heating radiator, stairs to first floor landing and doors leading to:

Living Room 18'8" x 14'5" (5.7 x 4.4)

With dual aspect double glazing window to front and rear, central heating radiator and large inglenook feature fireplace with multi fuel log burner and wood beam mantle.

Office 11'9" x 10'9" (3.6 x 3.3)

With double glazing window to front, central heating radiator and iron feature fireplace.

W.C. 9'6" max 3'7" min x 6'6", 9'10" max 3'3", 19'8" min (2.9 max 1.1 min x 2,3 max 1,6 min)
With double glazing window to rear, radiator and tiling to floor. Fitted sink, w.c. and door to side for access to the second parking area at the right hand side of the property.

Dining Room 17'0" max 14'9" min x 14'5" max 5'6" min (5.2 max 4.5 min x 4.4 max 1.7 min)

With dual aspect windows to front and side, central heating radiator, wood flooring and feature fireplace with gas fire.

Snug 13'9" x 15'5" max 13'5" min (4.2 x 4.7 max 4.1 min)

With French doors out to rear, central heating radiator, wood flooring and hatch down to cellar.

Kitchen 15'5" x 12'9" max 11'9" min (4.7 x 3.9 max 3.6 min)

With dual aspect double glazing windows to rear and side, central heating radiator and oversized tiling to floor. Featuring ample fitted wall and base units with work surface over and matching island, sink with drainage and space for a large multi-fuel Smeg cooker with extractor fan over. There are various integrated appliances such as fridge, freezer, washing machine, tumble dryer, Hotpoint dishwasher and Zanussi microwave.

First Floor Landing

Gallery style landing with double glazing window to front, central heating radiator and access to the loft via hatch.







Bedroom One 14'9" x 15'1" (4.5 x 4.6)

With double glazing window to rear, central heating radiator and fitted wardrobes for storage. Doorway leads through into ensuite.

Ensuite 12'5" x 5'6" (3.8 x 1.7)

Accessed via steps down with window to rear, central heating radiator and tiling to floor. With pedestal sink, w.c. and fitted bath.

Bedroom Three 14'9" x 14'1" (4.5 x 4.3)

With double glazing window to front, central heating radiator and large storage cupboard.

Bathroom 8'2" x 7'6" (2.5 x 2.3)

With Velux skylight, central heating radiator and tiling to floor and walls. Pedestal sink, w.c., fitted bath with hand held shower and corner shower with drench head.

Hallway

Giving access to the second and fourth bedrooms. With double glazing window to front and central heating radiator.

Bedroom Four 12'1" x 14'5" max (into wardrobes) (3.7 x 4.4 max (into wardrobes))

With double glazing window to side, central heating radiator and beautiful full height high beamed ceiling.

Bedroom Two 12'1" x 14'5" max (into wardrobe) (3.7 x 4.4 max (into wardrobe))

With double glazing window to side, central heating radiator and fitted wardrobes for storage. Door leading through into ensuite.

Ensuite 5'6" x 6'6" (1.7 x 2.0)

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and walls. Fitted sink, w.c. and overhead shower.

Annexe- Living Room 13'5" x 12'1" (4.1 x 3.7)

With two double glazing windows to side and French doors out to patio, central heating radiator and wood flooring. Doors leading to:

Annexe-Kitchen 7'2" x 6'2" (2.2 x 1.9)

With double glazing window to side, central heating radiator and tiling to floor and splashback. Fitted wall and base units with worksurface over, stainless steel sink, integrated cooker with four ring Neff electric hob over. There is further space and plumbing for white goods.



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Annexe- Bedroom 7'10" max x 7'2" (2.4 max x 2.2)
With double glazing window to side, central heating radiator and fitted storage cupboard.

Annexe- Bathroom 7'2" x 5'6" (2.2 x 1.7)
With obscured double glazing window to front, central heating radiator and oversized tiling to floor and splashback. Low level w.c., fitted sink and fitted corner shower.

Garden

A fabulous space with large lawn, paved patio area providing ample space for seating, raised decking area to take full advantage of the brighter weather and various sheds for storage. Established borders for security with fence panels and hedging along with mature planter beds. There is access to either side of the property via gates and the annexe can be accessed via pathway from the patio.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral

fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.









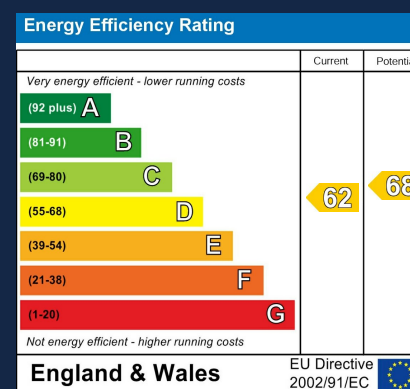
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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