



Woodside, Astley Burf, Worcestershire

G HERBERT  
BANKS

EST. 1898

Woodside  
Astley Burf  
Stourport-on-Severn  
Worcestershire  
DY13 0SB

A lovely country house with land and superb views set in around 2.75 acres.

Reception hall, cloakroom, sitting room, snug, dining room with study area, breakfast kitchen.

4 double bedrooms, en-suite shower room, family bathroom.

**In all about 1972 sq.ft.**

Good size garage, outbuilding, attractive mature gardens, orchard, paddock, long approach driveway.

**Garage and Outbuildings 1431 sq.ft**

### Situation

Woodside is situated in an elevated position in a much favoured rural area. It enjoys some splendid views to the front with woodland to the rear. The surrounding area provides some fine walks and country pursuits.

Astley Burf has a riverside pub, village hall and Primary school Areley Kings which is a short drive away has a Co-Op with post office and pharmacy.

An extensive range of amenities can be found nearby in the Wyre Forest towns of Stourport, Bewdley and Kidderminster. The cathedral cities of Worcester and Birmingham are very accessible.

Kidderminster has a direct rail link to Worcester, Birmingham and London. There is good M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester.

### Description

Woodside is a very appealing country home which has been enjoyed by the present family for the last 29 years. It is a great package for a buyer with a welcoming house, land and useful buildings. The spacious accommodation is double glazed and has some fine high ceilings.

The property is approached by a central reception hall with high timbered ceiling and exposed brickwork. Cloakroom off with coloured suite.

Attractive sitting room with feature brick fireplace and iron canopy, high timbered ceiling with twin double glazed French doors. Separate snug with open stone fireplace with crest, splendid oak doors to the dining room. This fine room has an oak parquet floor, inglenook fireplace with brick inset and raised wood burning stove. Useful study area off with timbered ceiling.

Breakfast kitchen with oak cupboards, tiled floor, plumbing for washing machine and dishwasher, Neff 4 ring ceramic hob with extractor hood over, twin electric ovens and shelving for pans.

A lovely oak staircase ascends to the first floor with central landing, 4 double bedrooms (a number with fitted wardrobe cupboards) and family bathroom.

### Outside

A farm field gate and good length drive leads to a tarmac hardstanding area.

Large garage building has live planning consent for conversion into ancillary accommodation. Further details via the Agent. It currently provides twin garaging with folding oak doors and 2 adjoining former stables. There is a large room over the garaging ideal as a studio/home office space.

### Delightful Mature Gardens

These are principally laid to lawn including a lower area which was formerly a swimming pool.

Variety of well stocked beds, several gravel areas and green house.

Useful brick and tile outbuilding with potting shed and storeroom over.

Orchard flanking the left-hand side of the approach driveway. Paddock enclosed by stock proof fencing with metal bar field gate.

## GENERAL INFORMATION

### Services

Mains electricity and water. Private drainage. Oil fired central heating.

### Local Authority

Malvern Hills District Council Tel: 01684 862151

### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:  
[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in May 2024 with a rating 57/D; potential 91/B.

### Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968.

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### What 3 Words

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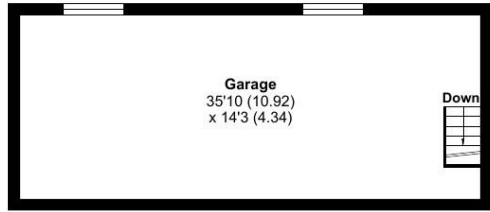
Sales particulars produced May 2024



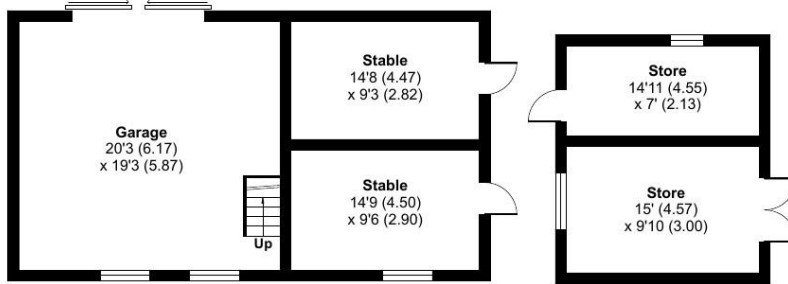
# Woodside, Astley Burf, Stourport-on-Severn, DY13



Approximate Area = 1972 sq ft / 183.2 sq m  
 Garage = 907 sq ft / 84.2 sq m  
 Stores & Stables = 524 sq ft / 48.6 sq m  
 Total = 3403 sq ft / 316 sq m  
 For identification only - Not to scale



**GARAGE FIRST FLOOR**

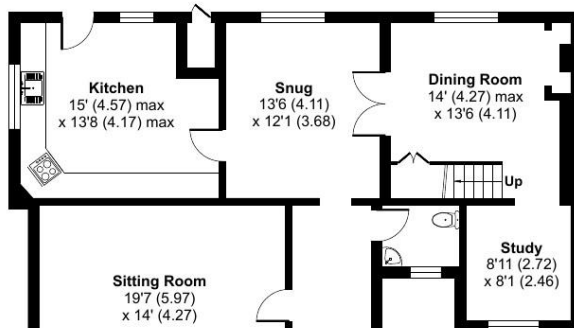


**GARAGE GROUND FLOOR**

**OUTBUILDING**



**FIRST FLOOR**



**GROUND FLOOR**





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