



Garden Cottage, Dunley, Worcestershire

G HERBERT
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EST. 1898

**Garden Cottage,
Dunley,
Worcestershire,
DY13 0TX**

A charming, detached cottage, in the most attractive setting.

- Entrance hall, cloakroom, dining room, lounge, breakfast kitchen, utility room.
- Three bedrooms, family bathroom.
- Double garage with room over, parking, splendid large gardens and grounds.
- In all about 0.64 acres.

Situation

Garden Cottage occupies a peaceful position, set off a country lane in the sought-after village of Dunley. The village provides some amenities including a public house and petrol station/stores.

The surrounding villages of Astley, Great Witley and Abberley provide a range of amenities including post offices/general stores, junior schools, churches and a doctor's surgery in Great Witley. The property lies within the highly regarded Chantry catchment area.

Description

This most appealing detached period cottage is in first class order throughout and has double glazed accommodation. It has been fully renovated and modernised by the present owners of the period of the last 38 years.

The cottage is approached by an entrance hall with a tiled floor leading to a cloakroom with white suite including vanity wash hand basin, wall tiling and tiled floor.

The dining room has a secondary entrance hall off. Beyond it is the lounge being a triple aspect room with wood burning stove with lintel over.

The good sized oak breakfast kitchen fitted with a range of wall and floor mounted cabinets, tiled floor, wine rack, four ring NEFF gas hob with extractor over, NEFF double oven, twin double glazed doors to the exterior, fitted dishwasher, ceiling spot lighting and shelved pantry. Adjoining utility room with tiled floor, wall and floor mounted cabinets and plumbing for washing machine. Connecting door leading to the garage.

The first floor provides a central landing with a cupboard housing the Worcester LPG boiler, three bedrooms each with a build-in storage cupboard, and a well-appointed family bathroom.

Outside

Timber field gate approach leading to a gravel driveway and block paving.

Adjoining double garage with two up and over doors, with power and lighting. Useful good sized room over providing scope, subject to a consent for a variety of uses.

A lovely feature of this delightful cottage are the large gardens and grounds which are laid principally to lawn/grass featuring a terrace on the southern elevation of the house, an attractive kitchen garden area with beds, green house and a polytunnel. There is also a variety of trees and shrubs.

GENERAL INFORMATION

Agents Notes

EPC Rating

Carried out: 15th November 2024

Current Rating: F36

Potential Rating: D64

Services

Mains electricity and water. Private drainage. LPG central heating.

Local Authority

Council Tax Band: D

Malvern Hills District

Council Tel: 01684 486 2151

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.

Viewing

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

Directions

What3words:///herb.items.magnitude



Garden Cottage, Stourport-on-Severn, DY13

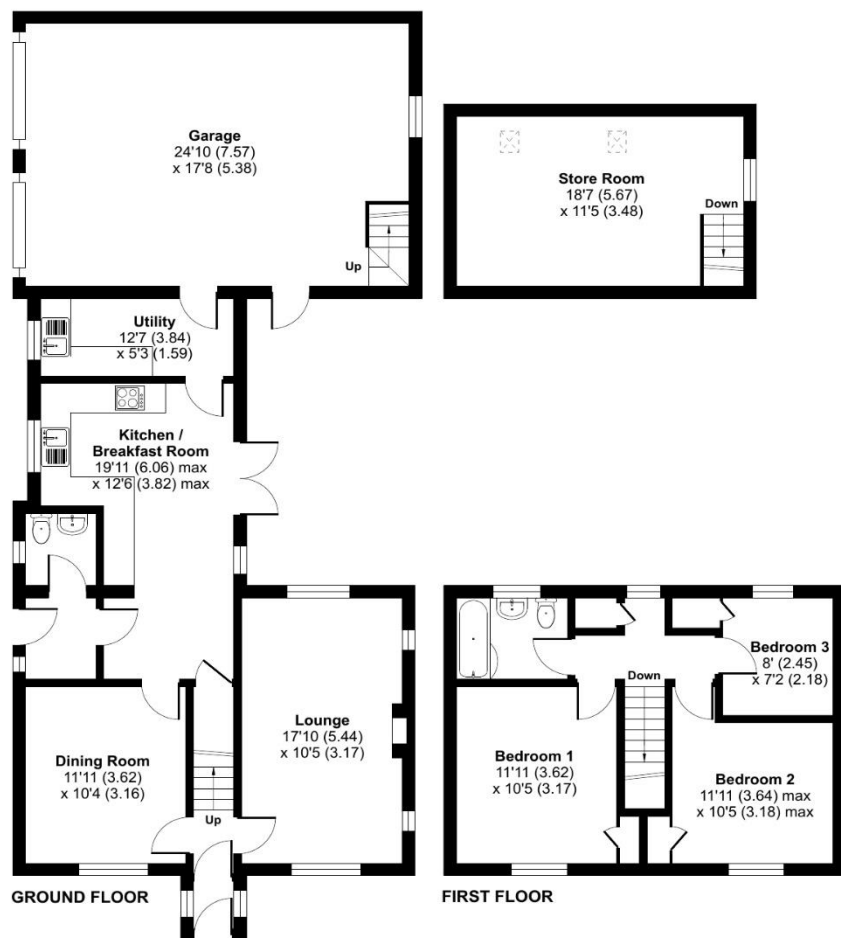


Approximate Area = 1139 sq ft / 105.8 sq m

Garage = 650 sq ft / 60.4 sq m

Total = 1789 sq ft / 166.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for G Herbert Banks LLP. REF: 1215614



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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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