



5 Severn Heights, Holt Heath, Worcestershire

G HERBERT
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5 Severn Heights, Holt Heath, Worcestershire, WR6 6NX

A fabulous, detached bungalow with beautifully refurbished accommodation.

Desirable location set prominently above the River Severn.

- Entrance porch, reception hall, generous lounge with wood burner, striking dining kitchen, three double bedrooms, ensuite bathroom and shower room
- Detached double garage. Tarmac driveway, superb, landscaped gardens with rear wide deck.
- Set in about 0.25 of an acre
- Around 7.16 acres of communal woodland.

Situation

5 Severn Heights, Holt Heath is situated in a highly favoured private road of just 7 detached bungalows. It really does represent the best of both worlds set away from any main road but within walking distance of Holt Heath and it's various amenities. These include a post office/store, the highly regarded Broomfield's farm shop with café, village hall, village public house and the Holt Heath Millennium Green Park., the Holt Heath River side pub together with Top Barn Farm Shop and the superb amenities in the charming village of Ombersley are very accessible.

Local schooling is available at Grimley and Holt primary school and importantly the property sits in the catchment for the highly recommended high school of Chantry which is located in Martley.

The Cathedral City of Worcester is about 6 miles distant with direct trains to Birmingham and London

Paddington. Nearby Droitwich Spa also has good rail links and a Waitrose supermarket.

There is excellent M5 motorway access via junctions 5 at Wychbold and 6 at Worcester.

Description

This is a first class detached bungalow built in 1986 and comprehensively refurbished by the vendors over the period of the last 3 years. The very stylish double-glazed accommodation includes Walnut and Karndean flooring, a stunning handmade kitchen and a new bathroom and shower room.

No expense has been spared externally with extensive landscaping.

The outstanding accommodation is approached by a good-sized entrance porch leading to the reception hall with maple floor and useful cloaks cupboard. This continues to the inner hallway again with an oak floor and small integral utility store with plumbing for washing machine.

The impressive lounge has a shallow bay window to the front with a feature fireplace with wood burning stove. It has the benefit of a further set of double doors leading directly to the gorgeous handmade dining kitchen. This features an extensive range of wall and floor mounted cabinets with quartz work surfaces, Bosch ceramic hob with superb extractor over, Smeg double oven, Blomberg dishwasher, ladder radiator and Karndean floor. Sliding double glazed doors lead to the rear entertaining timber deck and gardens beyond and there is also a separate doorway.

Leading off the inner hallway are three double bedrooms, two with fitted wardrobes. With the third bedroom having Walnut flooring. The master has a high quality ensuite bathroom including a shaped bath with twin shower heads and vanity wash hand basin. There is a separate and well appointed family shower room.

Outside

Detached double garage, two up and over doors, power, lighting and side door.

Fronting the garage is a tarmacadam driveway providing good vehicle hardstanding.

There are most attractive gardens. On one side of the approach roadway is a narrow strip of grass. The principal gardens lie to the front of the bungalow including a large lawn, apple trees and feature gravel paths. There is twin side access.

The rear comprises an excellent full width new timber deck leading onto a good sized lawned garden being enclosed by mixed fencing. Beyond this is the block of communal woodland extending to around 7.16 acres and below is the River Severn.

GENERAL INFORMATION

Agents Notes

EPC Rating

EPC Rating: D65 potential C75

Services

Mains electricity, drainage and water. LPG central heating.

Local Authority

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

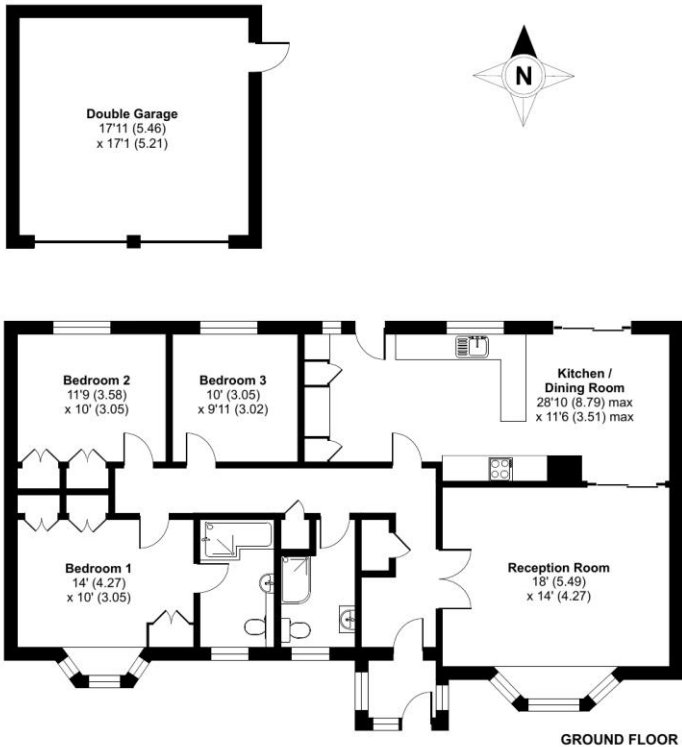
What3words: ///cultivation.positive.amaze





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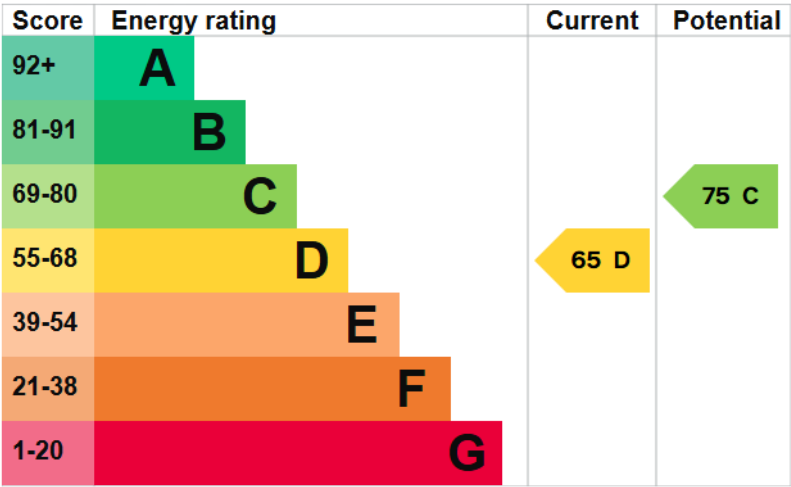
Approximate Area = 1339 sq ft / 124.3 sq m
Garage = 305 sq ft / 28.3 sq m
Total = 1644 sq ft / 152.6 sq m
For identification only - Not to scale



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for G Herbert Banks LLP. REF: 1236348

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