



Ivydene, Chadwick Bank, Stourport-on-Severn

G HERBERT  
BANKS

EST. 1898



Ivydene,  
Chadwick Bank  
Stourport-on-Severn  
Worcestershire  
DY13 9SA

A fabulous house with amazing leisure facilities. Generous accommodation and many striking internal features with substantially extended accommodation.

- Living/dining room, Oak kitchen, Sitting room, Cloakroom, Study, Superb games room.
- 4 Bedrooms, Landing/office, Stunning fully fitted cinema room.
- Master bedroom with large balcony, 4 bath/shower rooms.
- Detached gym (former garage).
- In all about 3336 sq ft.

## Situation

Ivydene is situated in a prominent main road position just outside the popular and accessible riverside town of Stourport-on-Severn. The house is very well placed for commuting and is a short driving from Hartlebury with its rail connection to Worcester and Birmingham. Together with the M5 motorway junctions 5 at Wychbold and 6 at Worcester. Locally the well regarded Bells Farm Shop, the very popular Quayside Fish restaurant and the expansive Hartlebury common which provides many rewarding walking opportunities.

Stourport-on-Severn is a short driving distance away. It provides an extensive range of amenities including both junior and senior school, Tesco and Lidl supermarkets, a range of local independent shops, cafes, bars and restaurants and the iconic canal basin with adjoining canal walks.

## Description

This remarkable semi detached house provides spacious double glazed three story accommodation which has many surprises.

The striking leisure fittings to be included in the sale comprise in the games room, a pool table, bar, dart board, TV and striking golf simulator. As a further bonus and also included is a range of gym equipment with mirrors together with the very appealing cinema room with fully electric projector, projector screen and 7.1 surround sound system and Blu ray player which are all set up.

A full internal inspection is essential to appreciate this outstanding property.

The expansive ground floor space includes both a sitting room & living/dining room both with ceramic tiled floors and two sets of double French doors. There is a well appointed oak kitchen with granite working surfaces and a large central island unit. The Smeg appliances include a ceramic hob with extractor over and electric oven.

Beyond this is a cloakroom, excellent study and fabulous games room as detailed above.

The first/second floors provide 4 double bedrooms, the Master has an en-suite shower and a splendid large covered balcony with timber balustrading. Bedrooms 2 & 3 have en-suite shower/bath rooms and there is a spacious family bathroom. Useful landing / office space.

## Outside

Ivydene is approached via electric double timber gates leading to a large gravel driveway and range of buildings. The garage was converted by the present owner into the superbly stocked gym. There is a further range of timber outbuildings, including a separate timber garage and workshop.

There is a generous lawned garden with raised terrace. As a whole the plot extends to about 0.47 acres.

## GENERAL INFORMATION

### Energy Performance

Current Rating: 59 D  
Potential Rating: 62 D  
Carried out: 23 June 2025

### Services

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

### Local Authority

Wychavon District Council

### 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 /// swim.rules.otherwise



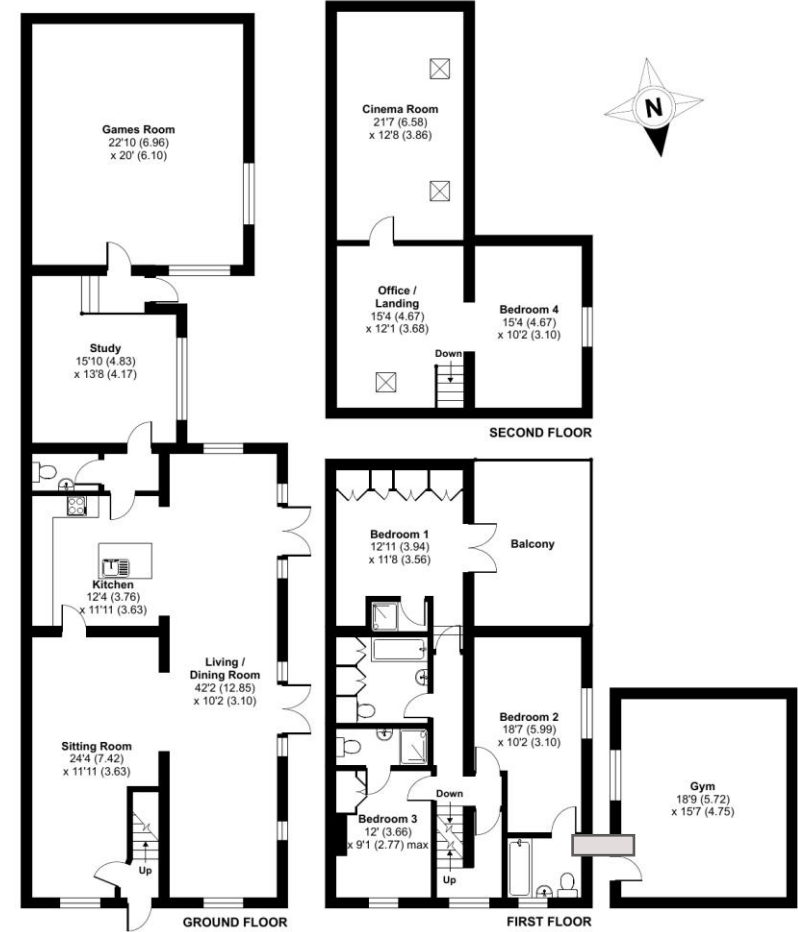






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Approximate Area = 3041 sq ft / 282.5 sq m  
Gym= 295 sq ft / 27.4 sq m  
Total = 3336 sq ft / 309.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1309691

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		



