



Orana, Dunley, Worcestershire

G HERBERT
BANKS

EST. 1898

Orana
Dunley
Stourport-on-Severn
Worcestershire
DY13 0TX

A wonderful large family home in a delightful position.

- Reception hall, study/bedroom 4, striking lounge, dining room, kitchen with breakfast area, utility room, cloakroom, sitting room.
- Three bedrooms and three bathrooms (two ensembles).
- Double garage.
- In all about 2,523 sqft.
- Charming landscaped gardens with block paved driveway.

Situation

Orana occupies a lovely position set off a country lane in the sought after village of Dunley. It forms part of three bespoke homes which were built around 1990

Dunley is a well placed and much favoured village which provides some amenities including a public house and petrol station/store.

The surrounding villages of Astley, Great Witley and Abberley provide a range of amenities including post offices/general stores, junior schools, church's and a doctor's surgery in Great Witley. The property lies within the Chantry Senior School catchment area. Further facilities are available in the Wyre Forest towns of Stourport and Kidderminster together with the historic riverside town of Bewdley. The cathedral cities of Worcester and Birmingham are very accessible.

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

Description

This splendid family home provides generous light and well presented family accommodation with many excellent rooms. The house is double glazed and has oil fired central heating.

It is approached by a canopy entrance porch with smart entrance door leading to the large reception hall/inner hallway with timber laminate floor and useful integral cupboard. There is a cloak room off. An added bonus is the study/fourth bedroom.

Also lying off the hallway is an excellent dining room with twin double glazed French doors to the lovely rear garden.

The stunning lounge has a striking full height ceiling, substantial brick inglenook fire place with timber lintel and Clearview wood burning stove with quarry tiled hearth and two sets of double glazed doors to the exterior.

The superb fitted breakfast kitchen with its rear breakfast area has a range of substantial wall and floor mounted limed oak cabinets including glazed display cabinets, integral Beko twin electric oven, induction Bosch hob with extractor over, Zanussi dishwasher and integral fridge. Lying off the breakfast kitchen is the utility room with plumbing for washing machine, sink unit and door to the rear.

There are two ground floor double bedrooms, bedroom two having an ensuite bathroom with wardrobes and a separate family bathroom.

A staircase from the lounge gives rise to the first floor where there is a most attractive gallery sitting room with twin double glazed roof lights. A door leads directly through to the impressive large master bedroom with range of wardrobes and ensuite bathroom.

Outside

Double garage with two sets of doors, power and lighting.

Orana is approached over a gravel and block paved driveway giving good vehicle hardstanding. The landscaped gardens are a lovely feature of the property.

Adjoining the driveway is a lawned garden with a variety of shrubs. There is side access with a useful timber shed and plant propagation area leading to a splendid west facing block paved courtyard which is partially walled. This enjoys a splendid amount of sun, particularly in the afternoon/evening.

On the northern elevation of the house is a good sized side garden again partially walled with some hedges which gives a good degree of privacy. It provides a paved terrace leading onto a raised lawn together with a further seating area and timber gate to the exterior. Raised shaped gravel garden with inset paving.

GENERAL INFORMATION

Energy Performance

Current Rating: 53 E

Potential Rating: 65 D

Carried out: 9 February 2021

Services

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

Local Authority

Malvern Hills 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:///prefect.intensely.earl



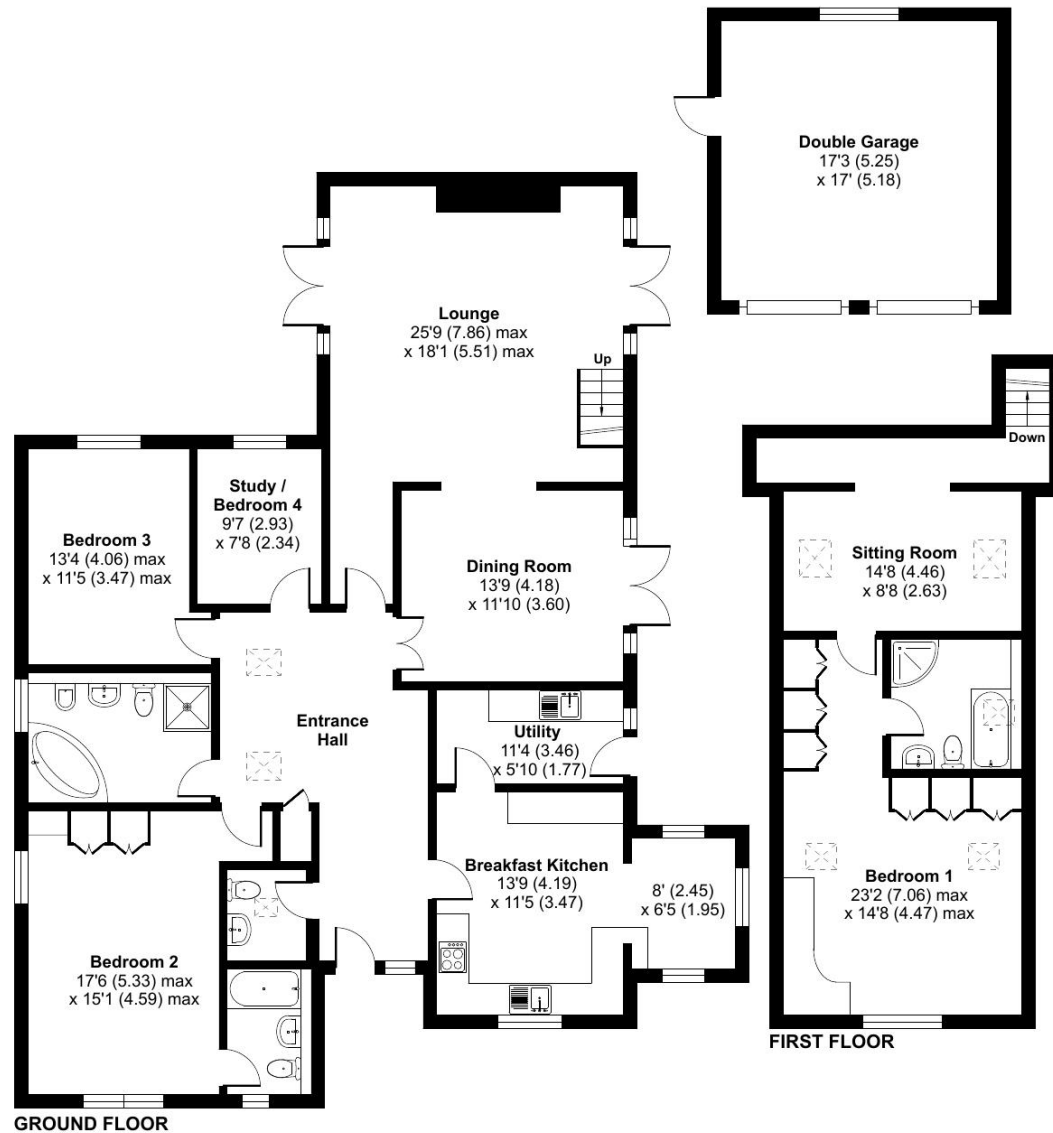
Orana, Dunley, Stourport-on-Severn, DY13

Approximate Area = 2230 sq ft / 207.1 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 2523 sq ft / 234.3 sq m

For identification only - Not to scale



GROUND FLOOR





Energy rating and score

This property's energy rating is E. 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		65 D
39-54	E	53 E	
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

**G HERBERT
BANKS**

EST. 1898

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

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



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

