



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



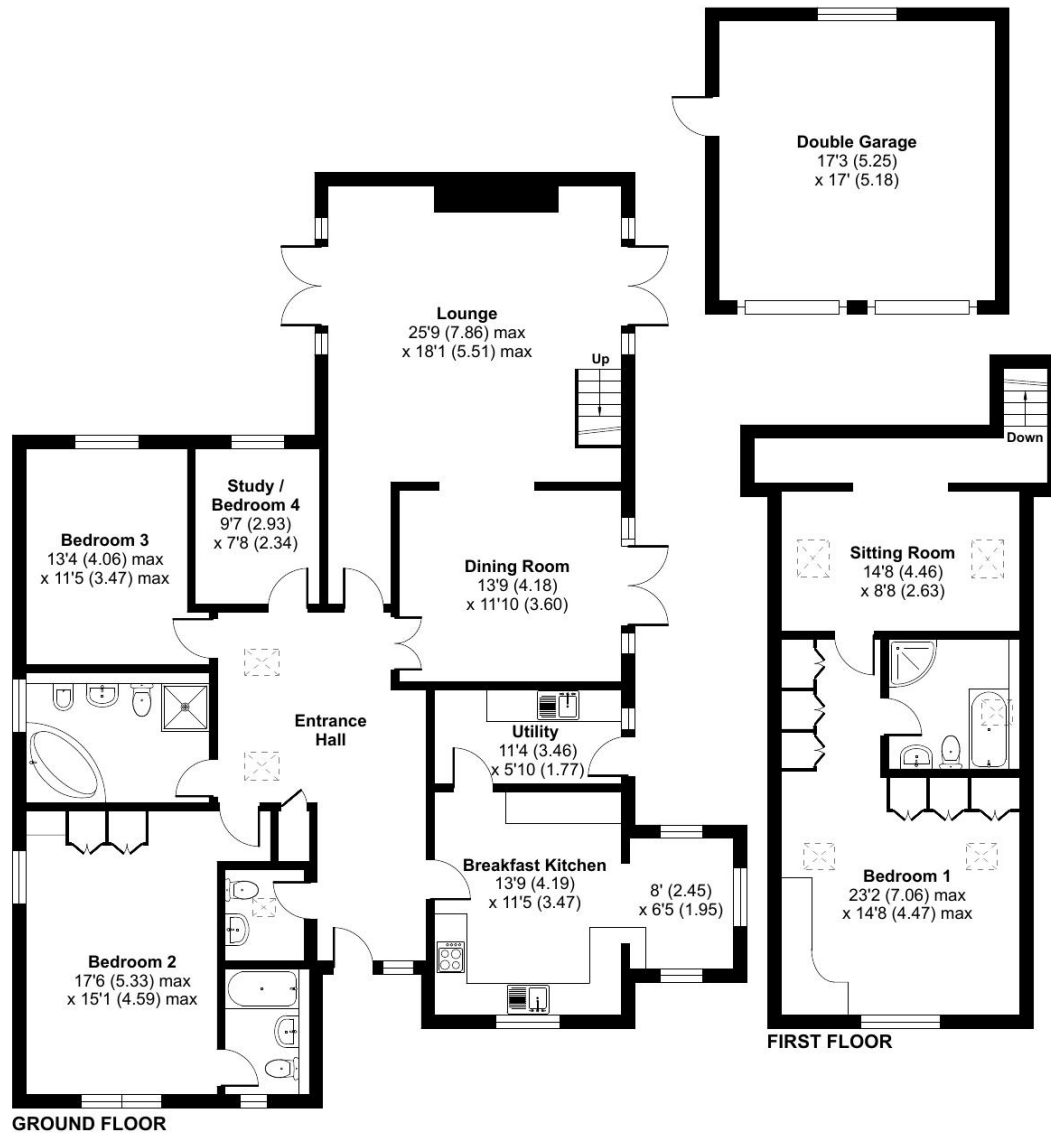
Orana, Dunley, Stourport-on-Severn, DY13

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:

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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