



Woodside, Astley Burf, Worcestershire

G HERBERT
BANKS

EST. 1898

Woodside
Astley Burf
Stourport-on-Severn
Worcestershire
DY13 0SB

A lovely country house with land and superb views set in around 2.75 acres.

Reception hall, cloakroom, sitting room, snug, dining room with study area, breakfast kitchen.

4 double bedrooms, en-suite shower room, family bathroom.

In all about 1972 sq.ft.

Good size garage, outbuilding, attractive mature gardens, orchard, paddock, long approach driveway.

Garage and Outbuildings 1431 sq.ft

Situation

Woodside is situated in an elevated position in a much favoured rural area. It enjoys some splendid views to the front with woodland to the rear. The surrounding area provides some fine walks and country pursuits.

Astley Burf has a riverside pub, village hall and Primary school Areley Kings which is a short drive away has a Co-Op with post office and pharmacy.

An extensive range of amenities can be found nearby in the Wyre Forest towns of Stourport, Bewdley and Kidderminster. The cathedral cities of Worcester and Birmingham are very accessible.

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

Description

Woodside is a very appealing country home which has been enjoyed by the present family for the last 29 years. It is a great package for a buyer with a welcoming house, land and useful buildings. The spacious accommodation is double glazed and has some fine high ceilings.

The property is approached by a central reception hall with high timbered ceiling and exposed brickwork. Cloakroom off with coloured suite.

Attractive sitting room with feature brick fireplace and iron canopy, high timbered ceiling with twin double glazed French doors. Separate snug with open stone fireplace with crest, splendid oak doors to the dining room. This fine room has an oak parquet floor, inglenook fireplace with brick inset and raised wood burning stove. Useful study area off with timbered ceiling.

Breakfast kitchen with oak cupboards, tiled floor, plumbing for washing machine and dishwasher, Neff 4 ring ceramic hob with extractor hood over, twin electric ovens and shelving for pans.

A lovely oak staircase ascends to the first floor with central landing, 4 double bedrooms (a number with fitted wardrobe cupboards) and family bathroom.

Outside

A farm field gate and good length drive leads to a tarmac hardstanding area.

Large garage building has live planning consent for conversion into ancillary accommodation. Further details via the Agent. It currently provides twin garaging with folding oak doors and 2 adjoining former stables. There is a large room over the garaging ideal as a studio/home office space.

Delightful Mature Gardens

These are principally laid to lawn including a lower area which was formerly a swimming pool.

Variety of well stocked beds, several gravel areas and green house.

Useful brick and tile outbuilding with potting shed and storeroom over.

Orchard flanking the left-hand side of the approach driveway. Paddock enclosed by stock proof fencing with metal bar field gate.

GENERAL INFORMATION

Services

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

Local Authority

Malvern Hills District Council Tel: 01684 862151

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:
www.gov.uk/find-energy-certificate.

The EPC was carried out in May 2024 with a rating 57/D; potential 91/B.

Viewing by Appointment Only

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

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.

What 3 Words

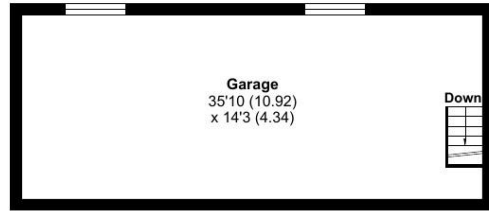
///delays.hooks.handed

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

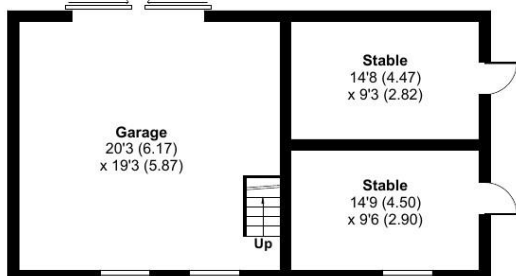
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of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



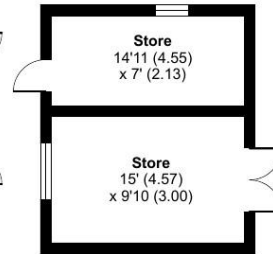
Woodside, Astley Burf, Stourport-on-Severn, DY13



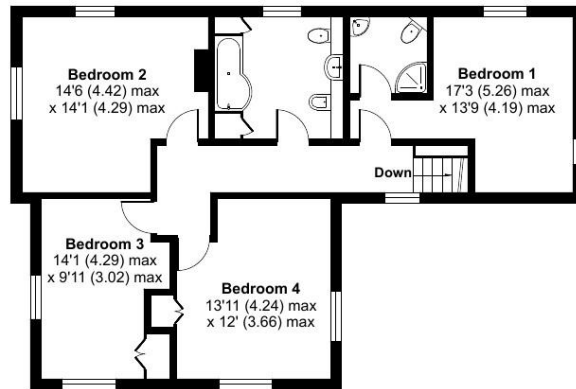
GARAGE FIRST FLOOR



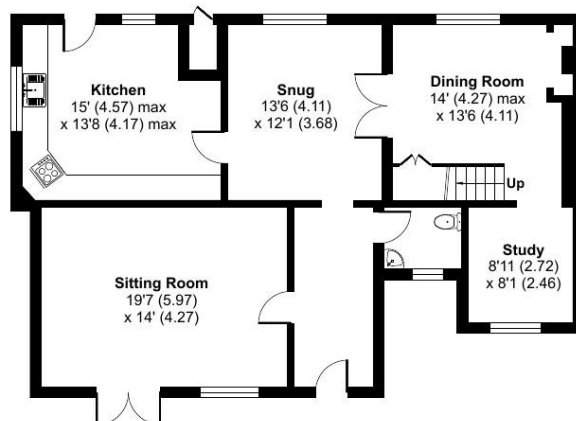
GARAGE GROUND FLOOR



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1972 sq ft / 183.2 sq m
Garage = 907 sq ft / 84.2 sq m
Stores & Stables = 524 sq ft / 48.6 sq m
Total = 3403 sq ft / 316 sq m
For identification only - Not to scale





**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 on 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.

