



Denbury, Yarhampton, Stourport-on-Severn

G HERBERT
BANKS

EST. 1898

Denbury
Yarhampton
Stourport-on-Severn
Worcestershire
DY13 0UY

A spacious detached bungalow requiring modernisation and improvement.

A sought-after location just outside Great Witley.

- Reception Hall, Large Lounge/Dining Room, Kitchen, Rear Hall, Utility Room.
- Inner Hallway, Four Bedrooms, En-Suite Shower Room, Family Bathroom.
- Garage. In all about 2,061sq ft.
- Driveway with gated entrance. A decent size plot with good hardstanding.

Situation

Denbury is a short driving distance from the favoured village of Great Witley. The village provides an extensive range of local amenities including a junior school, post office and general store, active village hall, a garage with an Asda, a park, doctors surgery and the remarkable Baroque Church. The property lies within the catchment of the Chantry Senior School.

While comprehensive range of amenities can be found in the nearby Wyre Forest towns of Stourport-on-Severn, Bewdley and Kidderminster. The Cathedral City of Worcester is just over 10 miles distance. Both Worcester and Kidderminster have direct rail links to Birmingham and London.

There is good M5 motorway access via junction 5 at Wychbold and junction 6 at north Worcester.

The surrounding countryside provides many wonderful walks and countryside pursuits.

Description

An appealing detached bungalow with significant potential. The property is double glazed and centrally heated. It provides spacious accommodation.

The bungalow is approached by a generous reception hall with storage cupboard. This leads to the excellent size lounge/dining room with stone fireplace with stove.

The kitchen is fitted with a range of wall and floor mounted cupboards, BOSCH ceramic hob, BOSCH ovens, breakfast bar, rear porch with utility room off with boiler cupboard. Adjoining is a lean-to with access to the rear garden.

Inner hallway providing access to four bedrooms, several with wardrobe cupboards, en-suite shower room and family bathroom.

Outside

Adjoining garage with rear store.

Denbury is approached by double timber gates and tarmac driveway with small lawned area being well screened from the road by a high mature hedge. There is a side storage area. The bungalow is slightly raised from the driveway. A gate provides side access.

Attractive well stocked rear garden with a paved area and further raised paved area, lawn, ponds and several outbuildings. The garden is well enclosed.

Please note the front of the bungalow enjoys some attractive views to the south and east.

GENERAL INFORMATION

Local Authority

Malvern Hills District Council
01684 892700

Energy Performance

Current Rating: 45E
Potential Rating: 66D
Carried out: 7th October 2025

Services

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

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

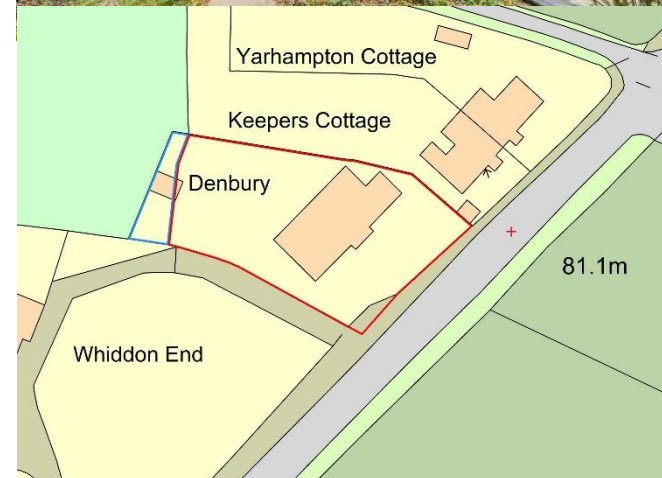
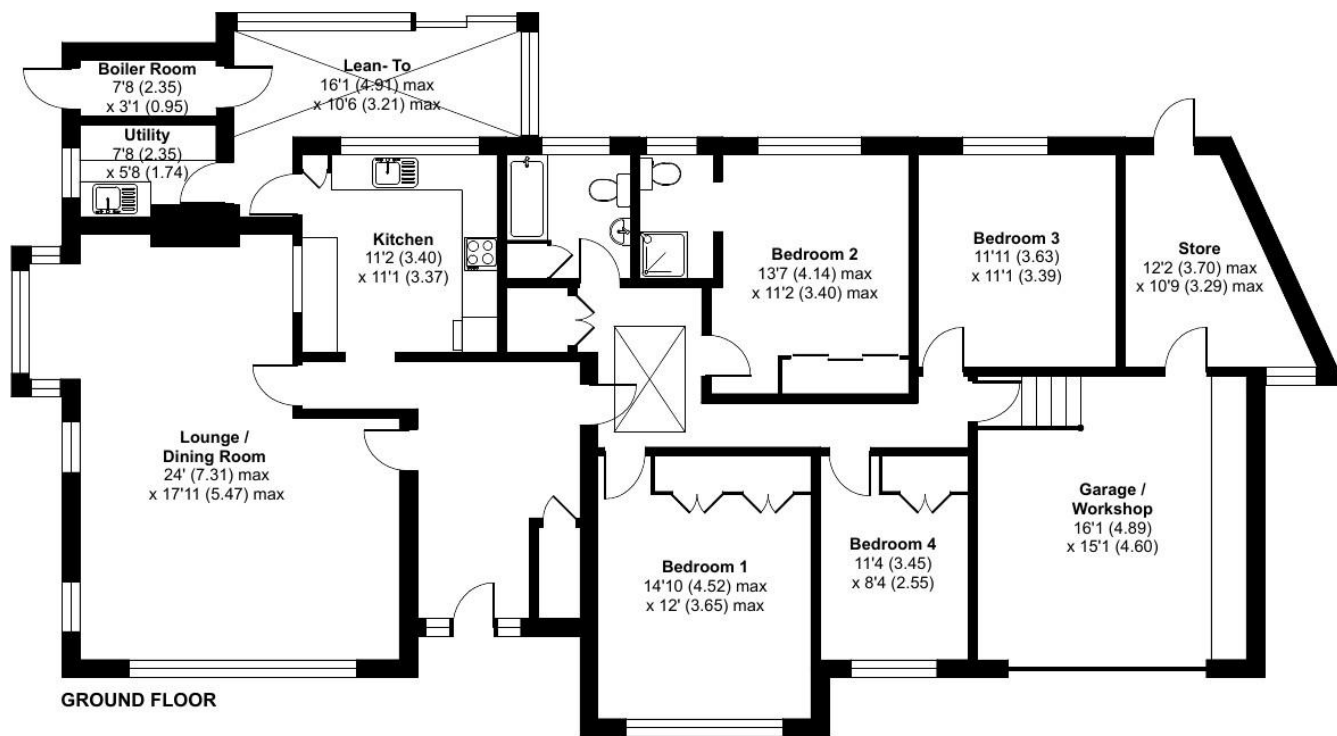
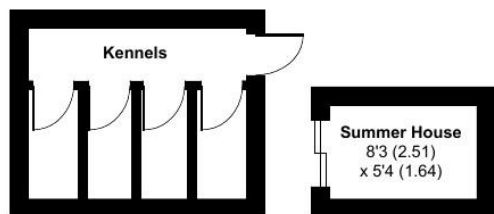
Directions

What3words ///lawn.torched.intrigued

Important Note – The area edged blue on the site plan (81.13m2) is excluded from the Land Registry Title. The land is unregistered but has for many years been used as part of the garden. It is the intention of the vendors to submit an application to the Land Registry claiming Adverse Possession, of the blue area. This is a lengthy process, so the buyer of Denbury will have to commit to buying the property without legal Title to the blue area, in the hope that this will be available some months after completion. The area edged red has good legal Title.

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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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.

