



The Spinney, Dunley, Worcestershire

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EST. 1898

The Spinney
Burnthorne Lane
Dunley
Stourport on Severn
Worcestershire
DY13 0TP

A beautifully positioned country house with an excellent block of land. As a whole about 8.327 acres (3.37ha).

- Canopy porch, reception hall, large sitting room, generous dining room, study/potential fourth bedroom, fitted kitchen, conservatory and cloakroom.
- Three bedrooms, en-suite shower room, family bathroom.
- Substantial detached double garage, extensive gravelled parking. Large lawned gardens, block of agricultural land.

Situation

The Spinney is situated in a glorious, elevated setting neighbouring mature woodland and open farmland. It is situated up a country lane just outside the village of Dunley. Dunley has a public house and petrol station/store.

The surrounding villages of Astley, Abberley and Great Witley provide a range of amenities including post offices, general stores, junior schools, churches and a doctors surgery at Great Witley. The property lies within the highly regarded Chantry catchment.

The Wyre Forest towns of Stourport on Severn, Bewdley and Kidderminster lie within a short driving distance. Worcester is also readily accessible.

Kidderminster has a direct rail link to Birmingham, Worcester and London. There is good M5 motorway

access via junction 5 at Wychbold and junction 6 at north Worcester.

Description

The Spinney is a great family house with double glazed accommodation. It is approached by a large canopy porch leading to the spacious reception hall and cloakroom.

There is excellent reception space comprising a substantial sitting room with doors leading onto a paved garden patio together with an open fireplace in timber surround and mantle over. The large dining room has a twin aspect with open fireplace in pine surround and mantle.

In addition, there is a useful study/potential fourth bedroom if required.

The kitchen is fitted with a range of units, tiled floor, appliances including a fridge, freezer, dishwasher and Rangemaster cooker. A pair of glass panelled doors lead through to the conservatory. This is a continuation of the tiled floor from the kitchen together with a pair of glazed doors leading to the large garden.

The first floor comprises a central galleried landing with airing cupboard and access to the three first floor bedrooms. Two of these have built in wardrobes and there is an en-suite shower room to the master bedroom. In addition, there is a separate family bathroom.

Outside

The Spinney is approached by a pair of oak gates leading to a large, gravelled parking area together with the substantial detached double garage with electronic up and over door, side door, power points and lighting.

The parking area and the gardens are separated by a tall brick wall and a gate connecting the two areas. The gardens are principally lawned with a number of fruit trees planted around the edges. The garden borders mature woodland to one side and open farmland with far reaching views.

Agricultural Land

Two metal gate access off the lane. Please note the vendors will reserve a right of access between points A and B on the attached plan.

GENERAL INFORMATION

Energy Performance

Current Rating: 52E
Potential Rating: 60D
Carried out: 12th October 2025

Services

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

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 ///apricot.excellent.storms

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

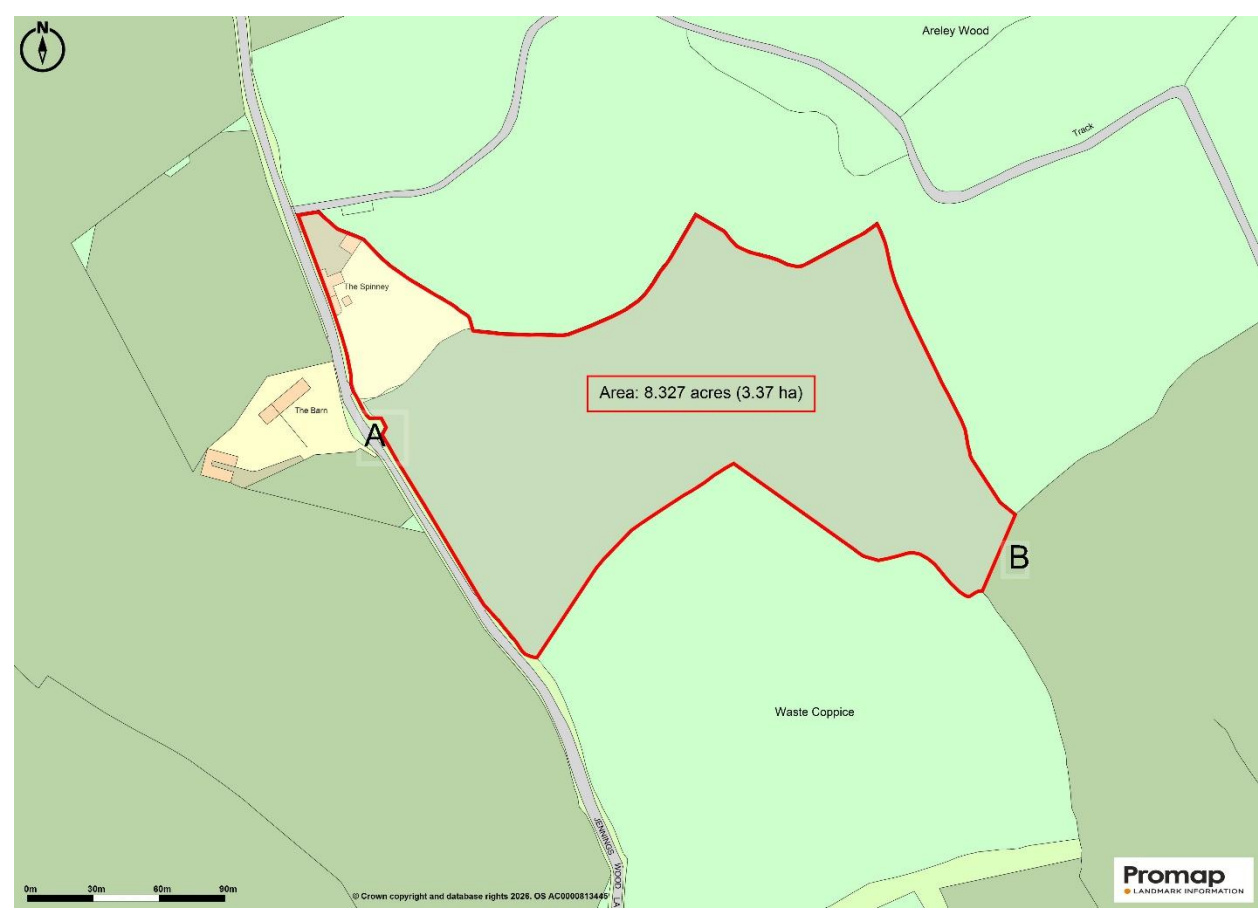
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Burnthorne Lane, Stourport-on-Severn, DY13

Approximate Area = 1866 sq ft / 173.3 sq m
Garage = 499 sq ft / 46.4 sq m
Total = 2365 sq ft / 219.7 sq m
For identification only - Not to scale





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