Severn Estates
40 High Street, Stourport on Severn
Worcestershire, DY13 8BS
01299 826777
sos@severnestateagents.co.uk
www.SevernEstateAgents.co.uk

Outlook, Malvern Edge Areley Common, Stourport-On-Severn, DY13 0NP

Severn Estates are delighted to present this exceptional detached family home, occupying a peaceful position within the sought-after location of Astley Cross and boasts a wonderful heated swimming pool. 'Outlook' has been significantly improved and upgraded by the current owner and is presented to an exceptionally high standard throughout, combining stylish contemporary finishes with spacious and versatile family accommodation.

The property enjoys an excellent location, with a range of local amenities close by including a Co-op Village Store and pharmacy. There are also convenient transport links, with nearby bus stops and road networks providing easy access to Worcester, Bewdley and the surrounding town centre. The area is also well placed for access to beautiful local countryside, making it particularly appealing to those who enjoy walking, outdoor pursuits or have dogs.

The ground floor opens into a welcoming entrance porch, leading through to a spacious living room, separate dining room and cloakroom. The impressive open-plan kitchen, dining and family room forms the heart of the home, featuring a sleek, contemporary kitchen complemented by generous dining and family areas, creating an ideal space for both everyday living and entertaining. To the first floor are five bedrooms, with the principal bedroom offering a stylish en-suite bathroom, plus a further shower room. Externally, the property continues to impress, offering ample off-road parking, a double garage and a private rear garden complete with a heated swimming pool — an exceptional feature for entertaining.

An internal inspection is highly recommended to fully appreciate the exceptional finish, quality and enviable location on offer. Viewings are highly recommended and can be arranged through Severn Estates.

EPC Rating: TBC
Council Tax - Band F.

Offers Around £650,000

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Entrance Door
Being double glazed with side panels opening to the porch.

Reception Porch
Having a full length double glazed window to the front, tiled flooring, and door to the hall.

Hall

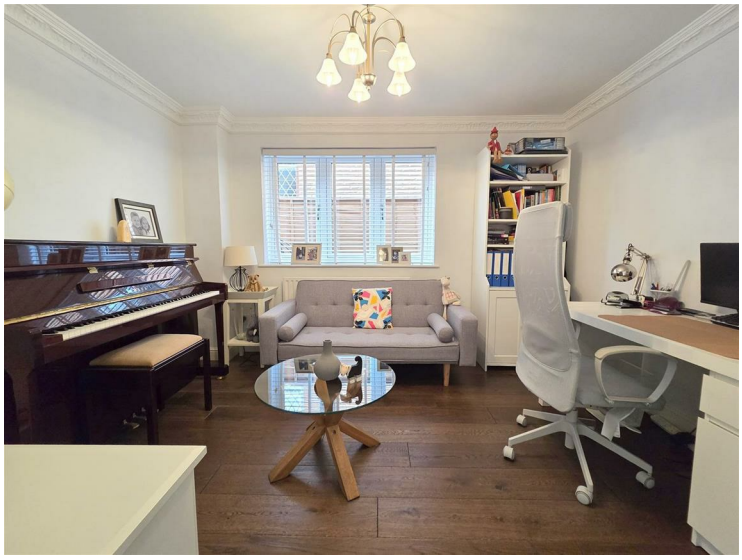
Having a tiled flooring, radiator, stairs rising to the first floor landing with storage cupboard beneath, coving to the ceiling and doors to the living room, dining room, cloakroom, family kitchen diner and double garage.

Living Room
17'8" x 15'8" (5.40m x 4.80m)

A statement chimney breast is a focal feature of the room with exposed brick work and inset log burner, bow window to the front, radiator and coving to the ceiling

Feature Chimney Breast

Dining Room
11'9" x 9'10" (3.60m x 3.00m)



With a double glazed window to the side, radiator, and coving to the ceiling.

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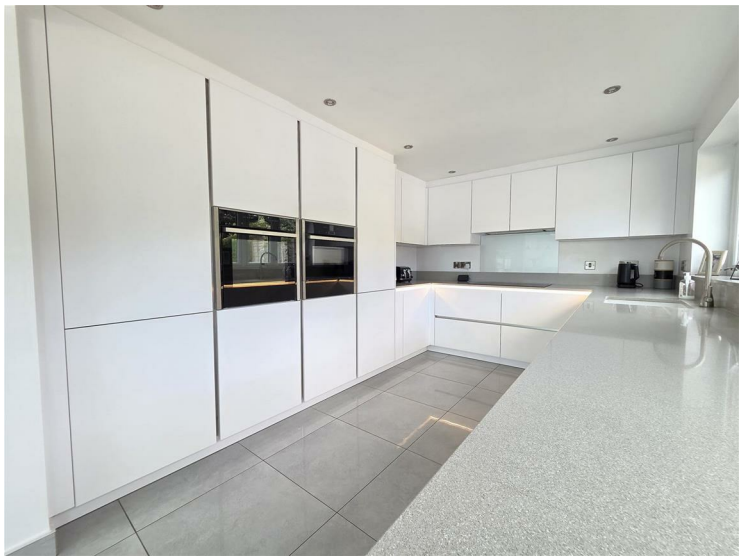
Family Kitchen Diner

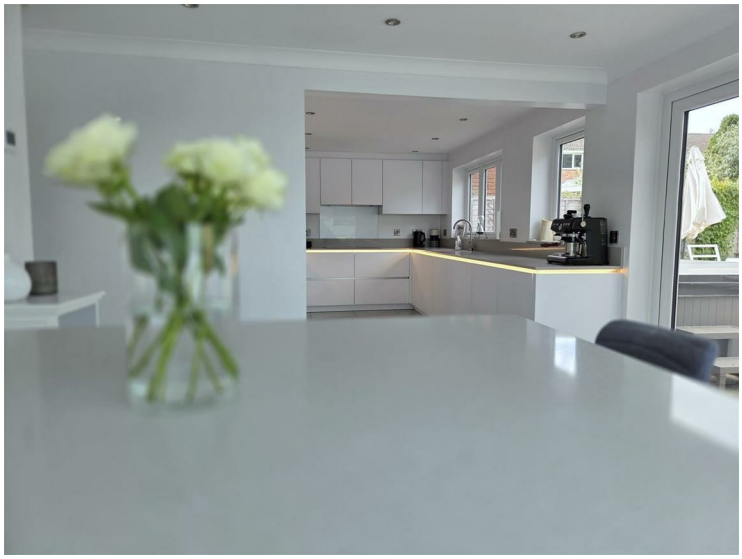
The heart of this home is the open plan family kitchen diner, spanning the rear of the property with underfloor heating and tiled flooring throughout.

Kitchen Area

21'7" x 10'9" max, 9'6" (6.60m x 3.30m max, 2.90m)



A sleek, contemporary fitted kitchen featuring a range of wall and base units with quartz work surfaces and an inset sink with mixer tap. A matching breakfast bar with glazed display units complements the stylish design. The kitchen is well equipped with twin Neff eye-level ovens, a five-burner gas hob with extractor hood, integrated full-length fridge and freezer, and an integrated dishwasher. Plus inset spotlights, double-glazed windows to the rear and French doors open onto the rear garden.



Family Dining Area
17'0" x 13'1" (5.20m x 4.00m)

Bathed in natural light from the beautiful overhead lantern, this space is further enhanced by a full-length double-glazed window and bi-fold doors, creating a seamless transition to the rear garden. Additional features include a vertical radiator and inset spotlights.

Cloakroom

Fitted with part tiled walls, w/c, and wash basin set to base unit.

First Floor Landing
With doors to all bedrooms, shower room, plus loft hatch.

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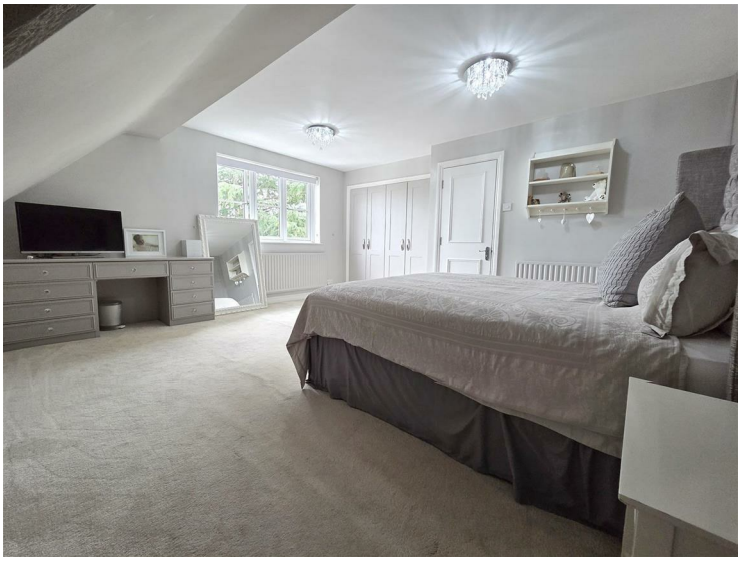
Principle Bedroom
15'8" x 15'8" (4.80m x 4.80m)



Fitted with drawer units and vanity desk, deep built-in wardrobes, two radiators, double glazed window to the front, and door to the ensuite bathroom.

Ensuite Bathroom

A beautiful fitted bathroom suite comprising a bath with shower and screen over, wash basin set to base unit, w/c, LED mirror, heated towel rail, part tiled walls, tiled flooring, extractor fan and inset spot lights.

Bedroom Two
10'9" x 10'9" (3.30m x 3.30m)

Having a double glazed window to the rear and skylight to the side, radiator and a combination of wardrobe and open storage.

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Bedroom Three
10'9" x 10'9" (3.30m x 3.30m)

Having a double glazed window to the rear and skylight to the side, radiator and a combination of wardrobe and open storage.

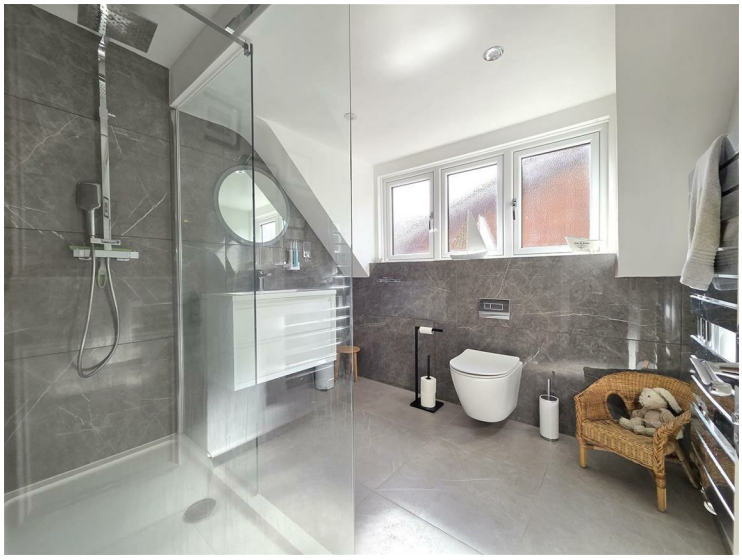
Bedroom Four
14'1" x 8'10" (4.30m x 2.70m)

Having a skylight to the side, radiator and built-in wardrobe.

Bedroom Five / Office
16'0" x 8'6" (4.90m x 2.60m)

Currently utilised as a dressing room but can suite a variety of uses to each individuals need. Having ample built in open storage solutions, radiator and double glazed window to the front.

Shower Room



Fitted with a walk-in shower unit with dual combination riser of handheld and rainfall shower head, wash basin set to base unit, w/c with concealed cistern, heated towel rail, part tiled walls, tiled flooring and double glazed window to the side.

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Outside

Having a gravelled frontage providing ample of road parking.

Double Garage

With twin up and over doors, pedestrian door to the hall and having a laundry area with base unit twin bowl sink units and plumbing for washing machine.

Rear Garden

WOW! Photographs simply do not do this stunning garden justice.
The beautifully landscaped rear garden offers an impressive combination of entertaining and leisure space. A decked area extends from the rear of the property, leading to a generous patio that surrounds the heated swimming pool, creating a fantastic setting for entertaining and relaxation. The pool is complemented by a charming brick-built pool room and store, providing both practicality and convenience. Beyond this, a further lawned area is framed by established borders, mature planting and greenery, creating a peaceful and private outdoor retreat.

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Swimming Pool

Rear Elevation

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Council Tax
Wyre Forest DC - Band F.

Services
The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

We understand from the seller there is an approximate £25 per month charge for the private road.

Tenure - Not Verified
The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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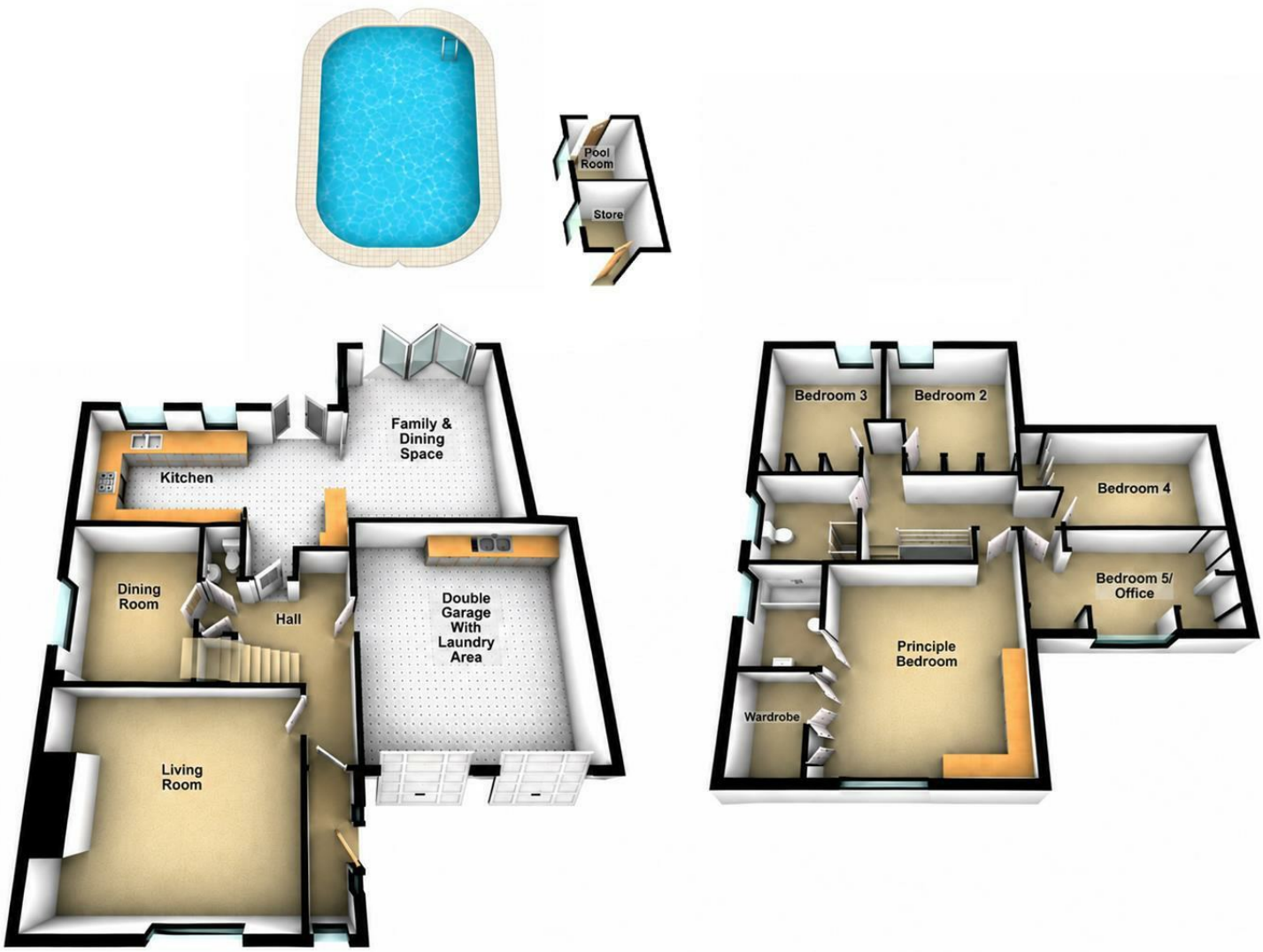
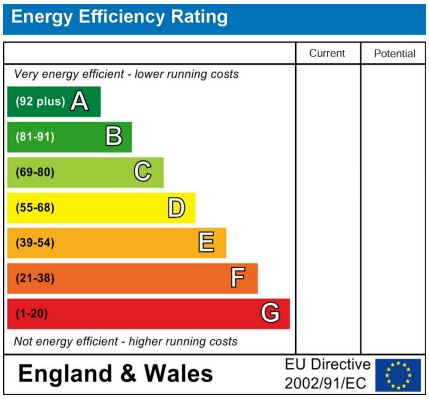

Pool Room
Store
Family & Dining Space
Kitchen
Dining Room
Hall
Double Garage With Laundry Area
Living Room
Bedroom 3
Bedroom 2
Bedroom 4
Bedroom 5/ Office
Principle Bedroom
Wardrobe


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC