



Lea Cottage, Dunley, Worcestershire

G HERBERT
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EST. 1898

Lea Cottage
Dunley
Stourport on Severn
Worcestershire
DY13 0UE

A most delightful extended period cottage with lovely views.

- Reception hall, dining room, snug, large lounge, breakfast/kitchen, utility room, cloakroom.
- Four double bedrooms, dressing room, two well fitted bathrooms.
- Approach driveway and new gravel parking. Garden. As a whole about 0.44 acres.

Situation

Lea Cottage is set well back from the main road in the sought after village of Dunley. It is a well-positioned and much favoured village which provides some local 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, churches and a doctors surgery in Great Witley. The property lies within the catchment of The Chantry senior school in Martley.

Further facilities are available in the Wyre Forest towns of Stourport and Kidderminster together with the historic riverside town of Bewdley. The cities of Worcester and Birmingham are also 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 very appealing family home provides excellent accommodation which benefits from hardwood double glazed windows and hardwood external doors. It is approached by a central reception hall with slate tiled floor. Leading off this is the dining room with timbered ceiling and full height brick fireplace with woodburning stove and oak flooring. A door leads to a useful snug/study which is also served by this woodburning stove and has an oak floor and stable door to the exterior together with a timbered ceiling.

The principal reception room, the lounge is a generous room with oak floor and twin double-glazed doors to exterior with splendid views. There is a brick fireplace with woodburning stove and quarry tiled hearth.

The excellent breakfast kitchen has a large central island unit with oak surface, granite working surfaces, a range of wall and floor mounted cabinets, twin double-glazed doors to terrace with fabulous views beyond, integral fridge freezer, dishwasher and a Rangemaster gas and electric cooker with extractor over.

The house also benefits from a spacious utility room with floor mounted cupboards, sink unit and central heating boiler. There is a small integral freezer.

Cloakroom off with white suite.

An LVT staircase gives rise to the first floor with central landing with LVT flooring.

The impressive master bedroom suite with its twin aspect has an en-suite dressing room with hanging rail together with an en-suite bathroom beyond including a roll top bath and separate tiled shower cubicle. There is a useful integral cupboard.

There are three further double bedrooms together with a spacious family bathroom with roll top bath and large tiled shower cubicle with twin shower head.

Outside

Lea Cottage is approached over an initial section of tarmac/gravel driveway providing extensive parking leading to a brand new gravelled driveway with timber gates to the exterior, side hardstanding area with electric charging point and brick outhouse. Please note an adjacent house has a right of access over the initial part of the driveway.

The property has the benefit of an expansive lawned garden with timber shed and terrace enjoying lovely views.

GENERAL INFORMATION

Energy Performance

Current Rating: 45E Potential Rating: 56D
Carried out: 9th June 2026

Services

Mains electricity and water. Biodisc Treatment plant drainage. LPG central heating. There is a quality monitored alarm system and a premium CCTV system with remote facilities which is maintained/serviced annually.

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: ///typed.next.doors

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

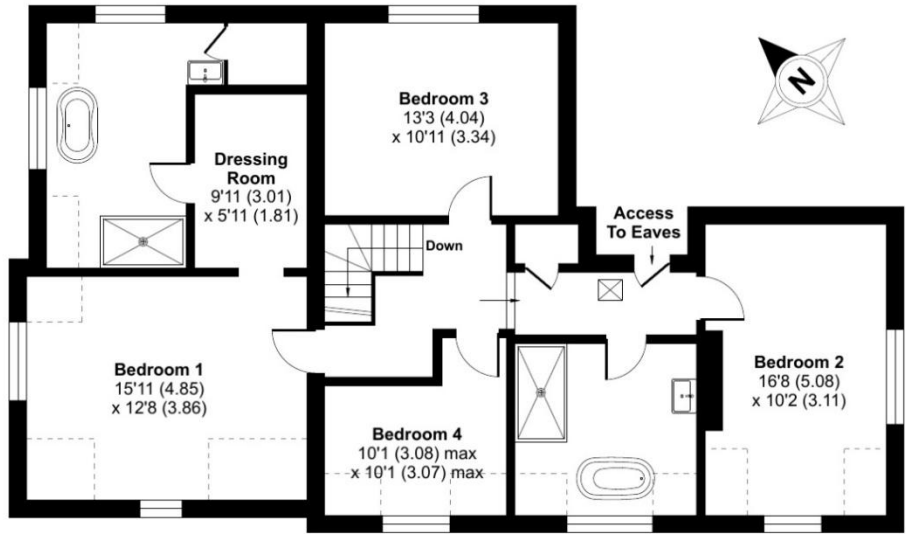
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of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



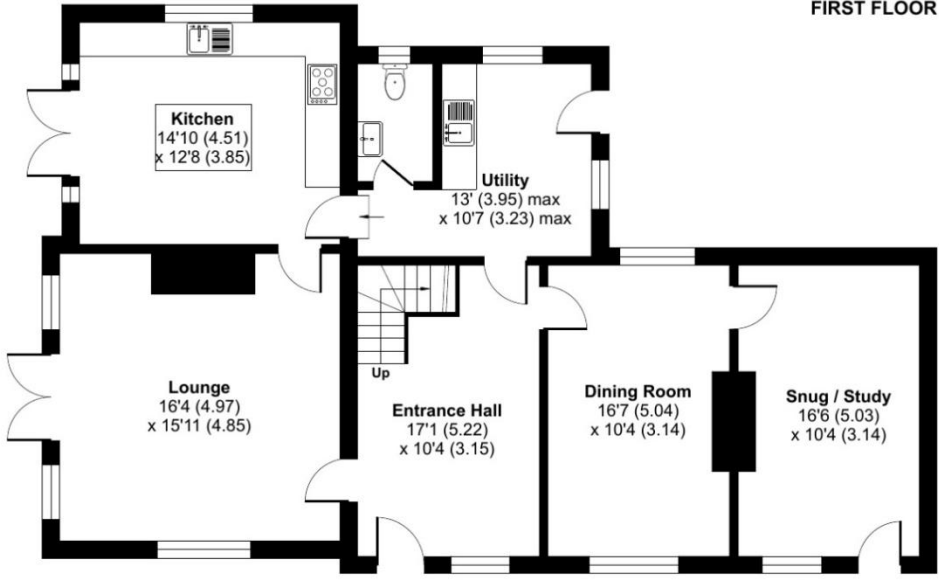
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Approximate Area = 2152 sq ft / 199.9 sq m
 Limited Use Area(s) = 107 sq ft / 9.9 sq m
 Total = 2259 sq ft / 209.8 sq m
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR





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