



8 Green Acres

Bewdley, DY12 3HB

Andrew Grant

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Sturt Lane, Bewdley, DY12 3HB

2 Bedrooms 2 Bathrooms 1 Reception Room

A beautifully maintained detached timber lodge with generous accommodation, wraparound gardens and far reaching views across the surrounding countryside.

- A detached timber lodge providing well maintained single storey accommodation within a peaceful rural setting near Bewdley.
- An expansive open plan kitchen, living and dining room forms the heart of the home, combining clearly defined areas for cooking, relaxation and shared meals.
- Two double bedrooms are complemented by a primary en suite, family bathroom and utility, creating a practical arrangement for everyday living.
- Wraparound gardens surround the lodge, with established planting, open lawned areas and extensive views across neighbouring fields towards the Wyre Forest.
- The driveway provides parking for two cars, offering convenient access to the lodge and its surrounding outdoor areas.
- The rural position provides a strong connection with the surrounding landscape while remaining within reach of Bewdley and its everyday amenities.

958 sq ft (89 sq m)





The kitchen

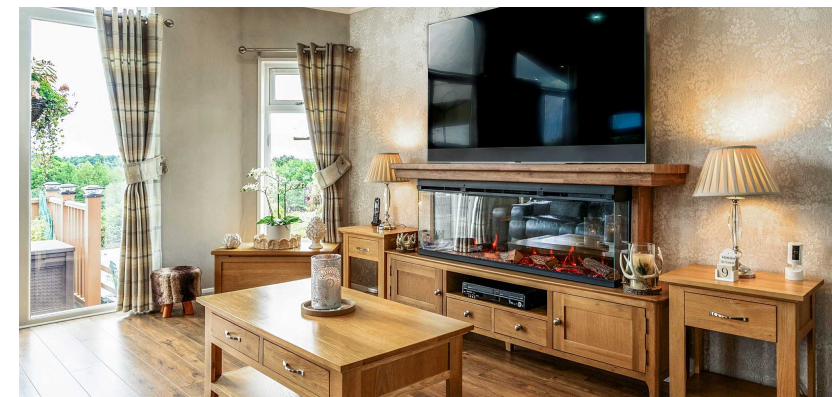
Forming one part of the expansive open plan reception space, the kitchen provides a well arranged setting for preparing meals and entertaining. A broad range of cabinets and work surfaces extends around three sides, incorporating an oven, hob and sink beneath the window. A peninsula defines the kitchen while maintaining an open connection with the living and dining areas.





The living area

Providing a generous setting for relaxation, the living area occupies the largest part of the open plan reception room. Several windows and glazed doors establish a strong connection with the surrounding garden and terrace. Its broad proportions offer ample space for seating, while the uninterrupted arrangement allows easy movement between the kitchen and dining area.







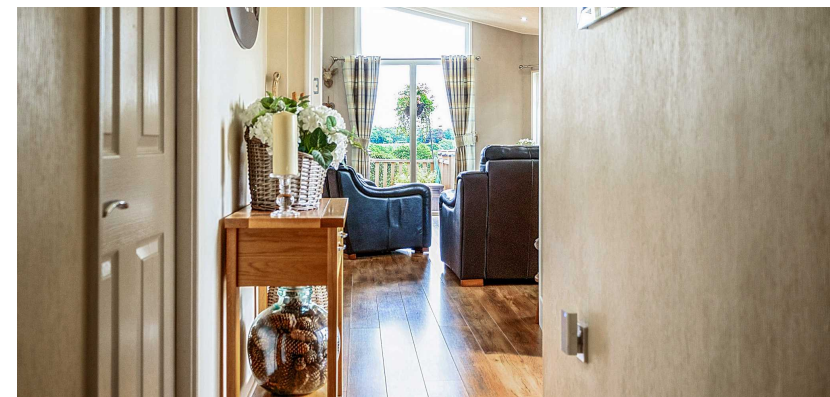
The dining area

Bringing the principal living spaces together, the dining area provides a dedicated place for shared meals and entertaining. Glazed doors open directly onto the raised terrace, extending the space towards the surrounding countryside. Arranged between the kitchen and living area, it supports a sociable open plan layout while retaining a clearly defined purpose.



The entrance hall

Introducing the single storey accommodation, the entrance hall creates a clear route between the open plan reception space, bedrooms and bathroom facilities. A glazed internal door leads into the kitchen, living and dining room, while the adjoining utility provides a separate area for everyday household tasks.





The primary bedroom

Offering generous proportions for use as the principal bedroom, this double room provides ample space for a bed and accompanying furniture. A window faces the surrounding garden, while a bank of built-in wardrobes provides extensive storage. Direct access to the en suite adds convenience and completes the principal bedroom arrangement.





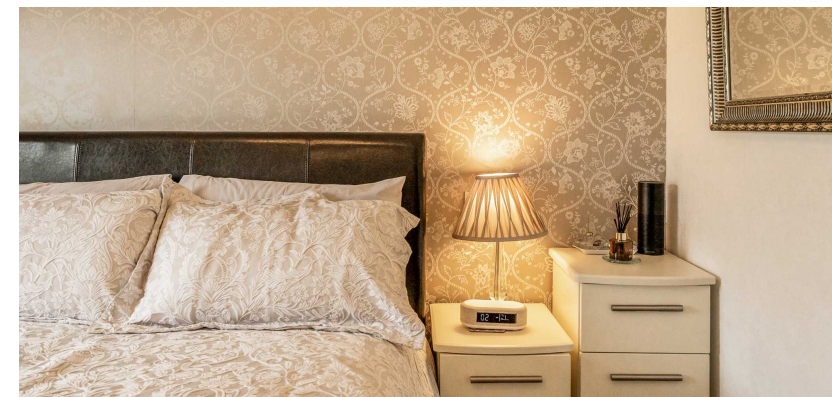
The primary en suite

The en suite provides dedicated shower facilities within a compact and clearly arranged space. The suite comprises an enclosed shower, WC and wash basin, with a window positioned along the outer elevation. Its direct connection with the bedroom supports convenient daily use while leaving the main bathroom available for the remaining accommodation.



The second bedroom

Providing further double accommodation, the second bedroom offers comfortable proportions for regular bedroom use or visiting guests. A window faces the rural surroundings, while a bank of built-in wardrobes provides extensive storage. Its position close to the main bathroom supports a practical arrangement.





The bathroom

Serving the wider accommodation, the bathroom brings the principal facilities together in a well organised setting. The suite includes a shaped bath with a shower above, a WC and wash basin. A window provides ventilation, while the room's position between the bedrooms and entrance hall allows convenient access from throughout the lodge.



The terrace

Extending around the lodge, the raised terrace creates a generous outdoor setting for dining and relaxation. Glazed doors connect it directly with the open plan reception space, supporting easy movement between the interior and exterior. Its elevated position provides far reaching views across the neighbouring fields towards the Wyre Forest, while the surrounding gardens feature lawn and established planting.





The parking

Providing convenient off road parking, the driveway accommodates two cars beside the lodge. Its position allows straightforward access to the entrance and terrace, while the open arrangement sits naturally within the rural surroundings. The parking area connects directly with the approach through Green Acres.





Location

8 Green Acres occupies a rural setting near Bewdley, surrounded by open fields and the landscape of the Wyre Forest. This peaceful position offers a strong connection with the countryside, with far reaching views contributing to the sense of space. Bewdley provides access to a range of everyday amenities, shops and services, while the wider area offers opportunities to enjoy woodland and rural surroundings. General road connections place neighbouring towns and regional centres within reach, combining countryside living with access to the facilities required for daily life.

Services

The property benefits from mains electricity, water and drainage. Central heating is provided by liquid propane gas.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

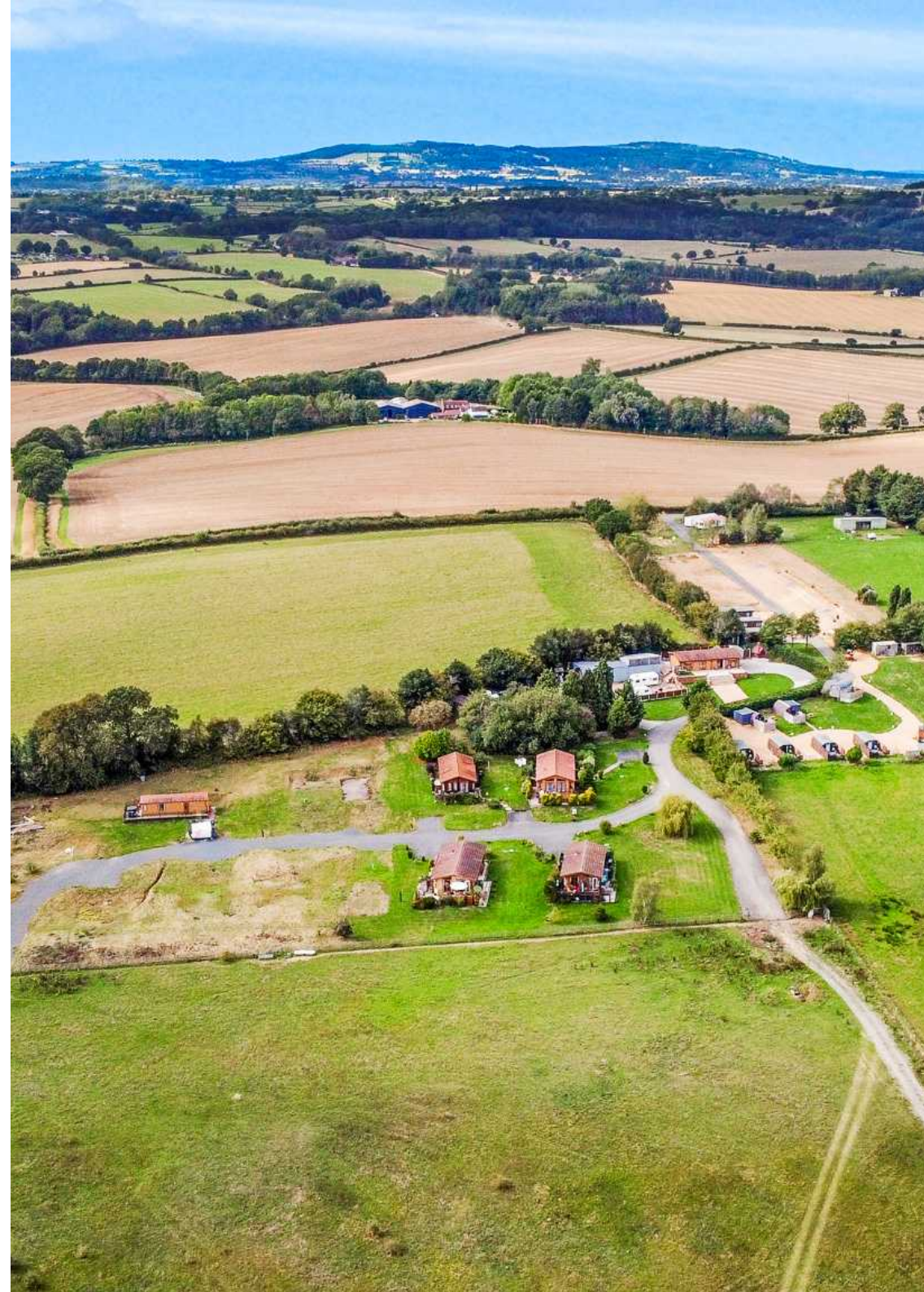
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band A.

Agent Note

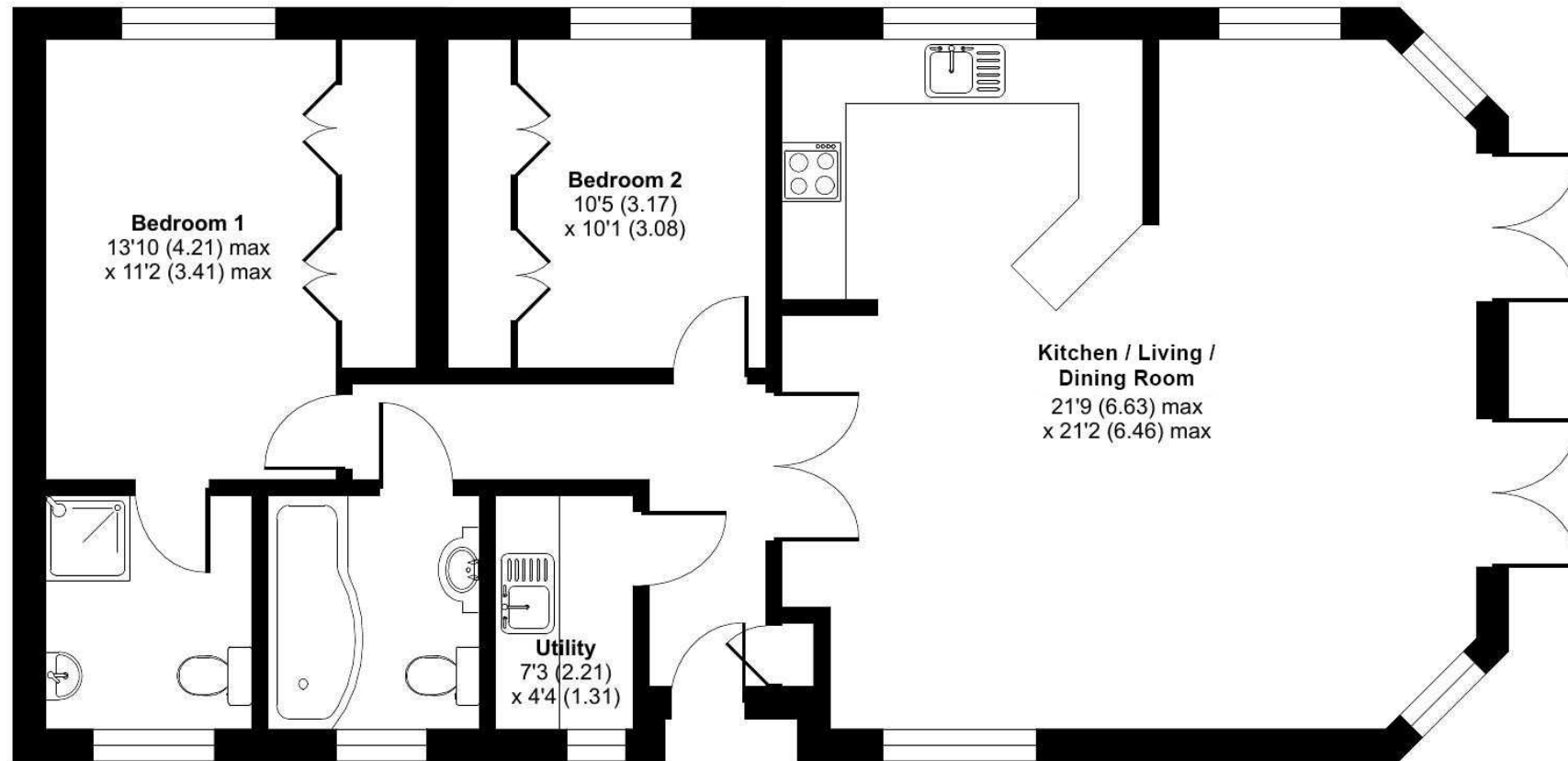
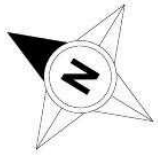
The lodge is leasehold under a 40-year lease commencing on 2 April 2014, with approximately 27½ years remaining as of September 2026. The current annual ground rent and maintenance charge is £3,150, reviewed annually and subject to increase. Occupation is restricted to 11 months of the year, although the vendor advises that this restriction has not been enforced to date. Prospective purchasers are advised to verify the lease terms and associated charges through their legal adviser.



Green Acres, Sturt Lane, Kinlet, Bewdley, DY12

Approximate Area = 958 sq ft / 89 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1519789



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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