



Stourport-On-Severn | DY13 0RY



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Offering an impressive 2,108 sq ft of versatile accommodation, this deceptively spacious three-bedroom detached bungalow provides exceptional flexibility for modern living. Set in a peaceful rural position with a charming outlook over the village green, the property delivers a wonderful sense of tranquillity while still enjoying excellent connectivity.

Located in the picturesque riverside hamlet of Astley Burf, it is surrounded by beautiful countryside—perfect for walking and outdoor enjoyment—yet benefits from good road links for commuting. The home also sits within catchment for the highly regarded Chantry School, making it an ideal choice for families seeking both quality education and a semi-rural lifestyle.

### Location:

Astley Burf is a picturesque riverside hamlet, perfect for those who enjoy countryside walks and peaceful surroundings. This particular property is just a short stroll from the popular Hampstall Inn, offering a welcoming local spot to dine or relax.

Nearby in Astley, you'll find a range of everyday amenities including a convenience store and Post Office, pharmacy, village hall, veterinary surgery, and several traditional public houses. Despite its tranquil setting, the area is well-connected for commuting. Rail links to London and Birmingham are accessible via nearby Droitwich and Worcester, while Kidderminster (6 miles), Worcester (14 miles), and Birmingham (30 miles) are all within easy reach. (All distances are approximate).

### Education:

There is superb schooling available in the local area. Astley CE Primary School is close by, and the property falls within the catchment area for the highly regarded Chantry School. For those considering independent education, both King's Worcester and RGS Worcester offer excellent options within easy reach.

### Accommodation Comprising Of:

Porch, Hall, WC, Sitting Room, Dining Kitchen, Dining Room, 3 Bedrooms, En-suite, Family Bathroom, Garage.





### Ground Floor Accommodation:

The property is entered via a welcoming porch that leads into a spacious hallway, providing access to the sitting room, kitchen/diner, dining room, third bedroom, and family bathroom.

The sitting room is filled with natural light thanks to its dual-aspect windows and patio doors, which open out onto a sunny patio area—perfect for enjoying the late afternoon sunshine. A brick-built fireplace with inset electric fire creates a cosy focal point for cooler winter evenings.

At the heart of the home is the newly refurbished kitchen/diner, a bright and inviting space offering a wide selection of wall and base units, complemented by quality work surfaces. Integrated appliances include an induction hob with extractor hood, electric oven, microwave, fridge/freezer, and washing machine. A feature brick wall with inset fireplace (currently housing an electric log-burner-effect fire with surround and mantel) adds character and charm. Patio doors once again open onto the garden and patio area, enhancing the indoor-outdoor living experience.

The dining room offers flexibility and has previously served as a study or guest bedroom, making it a truly multi-purpose space.

The family bathroom is well-appointed with a spa bath, shower cubicle, vanity unit with inset sink, and low-level WC—offering a relaxing and functional space for family living.

Bedroom Three, also located on the ground floor, is a comfortable double bedroom, ideal for guests or multi-generational living.

Completing the ground floor is a separate WC with hand basin, a useful fitted cloaks cupboard, and a staircase leading to the first floor accommodation.

### First Floor Accommodation:

The staircase rises to a bright and airy landing, beautifully flooded with natural light from two Velux windows. The landing also offers space for a seating area, creating a quiet spot to relax or read.

To one side of the landing is Bedroom Two, a bright and generously sized double room featuring a side-facing window and additional Velux window. This room also benefits from fitted wardrobes and useful storage, making it ideal as a guest room or family bedroom.

On the opposite side is the Master Bedroom (Bedroom One), which is light-filled thanks to two Velux windows and includes fitted wardrobes for ample storage.

The en-suite bathroom is well-appointed with a bath, pedestal hand wash basin, and low-level WC, offering comfort and privacy within this upper-floor retreat.





#### Outside:

The property is approached via a stoned driveway offering parking for two vehicles, leading to a detached bungalow set in a private and mature garden.

The garden is principally block-paved, with a small rear lawn framed by established borders and shrubs, providing both greenery and privacy. A charming summer house offers a peaceful retreat or an additional quiet space to relax or work.

For added comfort, an electric awning extends over the patio area—providing shade to the kitchen/diner and sitting room while offering shelter for outdoor entertaining during warmer months.

There is wrought iron gated access on both sides of the property, as well as an additional gate leading to a public footpath down to the river, perfect for scenic walks.

The garage is fitted with an electric up-and-over door, as well as a side access door, and houses the LPG combi boiler. The garage provides excellent storage or secure parking, enhancing the practicality of this delightful home.

Tenure: Freehold

#### Services:

Mains drainage, water, electricity and LPG.

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

#### Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







**Approx. Gross Internal Floor Area 2108 sq. ft / 195.90 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		58	44
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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 documentaries 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, acreages, 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.