



WOODLAND CHIMES, 1 BOWER BANK

STOURPORT ON SEVERN | WORCESTERSHIRE | DY13 0AF





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AN EXCEPTIONAL AND SUBSTANTIAL DETACHED RESIDENCE, OFFERING
AN IMPRESSIVE LEVEL OF ACCOMMODATION AND OCCUPYING A
GENEROUS ESTABLISHED PLOT.

Exceptional individually designed detached residence extending to approximately 2,238 sq ft
Impressive and beautifully proportioned accommodation of considerable scale
Four generous bedrooms providing superb family accommodation
Magnificent 30ft living room complemented by an elegant separate snug
Beautifully established gardens with generous parking and detached garage



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

An exceptional and substantial detached residence, offering an impressive level of accommodation and occupying a generous, established plot within this desirable Stourport-on-Severn setting.

Extending to approximately 2,238 sq ft, the property has a wonderful sense of space throughout, with generously proportioned rooms and a versatile layout perfectly suited to both family living and entertaining.

At the heart of the home is the magnificent living room, complemented by a separate snug, spacious kitchen, utility room and study.

The bedroom accommodation is equally impressive, providing four well-proportioned bedrooms, with the principal bedroom forming a superb suite complete with a walk-in wardrobe and en-suite shower room.

Outside, mature gardens provide an attractive backdrop to the property, with established trees, planting and lawned areas creating a delightful setting. A generous driveway and detached garage further complement this impressive home.

SITUATION

Bower Bank is conveniently placed for the amenities and facilities available within the popular Worcestershire town of Stourport-on-Severn.

The town offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and riverside attractions, while the surrounding area provides access to attractive Worcestershire countryside.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1503398

PROPERTY

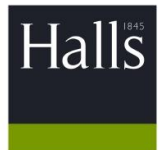
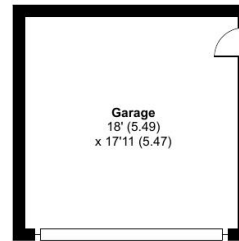
An exceptionally spacious and versatile accommodation, predominantly arranged across one level and designed to provide an excellent flow between the principal living and bedroom areas. Undoubtedly one of the standout features of the home is the magnificent living room, extending to approximately 30'1" x 19'1" at its maximum

dimensions. An exceptional reception space, its impressive proportions and extensive glazing create a light and inviting room with attractive views over neighbouring countryside.

The sheer scale of the room lends itself wonderfully to entertaining whilst remaining equally suited to relaxed family living.

The kitchen is another generously proportioned

Approximate Area = 2238 sq ft / 207.9 sq m
Garage = 323 sq ft / 30 sq m
Total = 2561 sq ft / 237.9 sq m
For identification only - Not to scale





space, providing an extensive range of fitted cabinetry and work surfaces together with room for dining. A separate utility room provides valuable additional storage and space for household appliances.

A separate snug creates a more intimate reception room away from the principal living space, while the dedicated study provides an ideal home office or further flexible reception room.

The principal bedroom is an impressive double bedroom forming a private suite, benefitting from fitted wardrobes, a walk-in wardrobe and en-suite shower room.

Three further well-proportioned bedrooms provide excellent accommodation for family and guests, complemented by the principal bathroom and a separate cloakroom located off the hallway.

GARDENS

Sitting within a generous and beautifully established plot, with mature trees, shrubs and planting providing an attractive setting befitting a home of this stature.

The gardens incorporate extensive lawned and paved areas, established borders and mature greenery, offering ample space for outdoor entertaining and relaxation while providing attractive outlooks from the principal rooms. A generous driveway provides ample off-road parking and leads to the detached garage.

SCHOOLING

The property is well placed for a range of schooling options within Stourport-on-Severn and the surrounding area. Primary education is available at Astley CofE Primary School, St Bartholomew's CofE Primary School, Burlish Park Primary School and Stourport Primary Academy. For secondary education, The Stourport High School and Sixth Form College provides comprehensive schooling within the town, with further educational options available in nearby Kidderminster.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - D

DIRECTIONS

What3Words ///moth.shall.alarm



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



