



Carleton House, Stourport on Severn Worcestershire

G HERBERT
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EST. 1898

Carleton House
Church Walk
Stourport on Severn
Worcestershire
DY13 0AL

An excellent detached family home with impressive accommodation.

Prime position on the outskirts of Stourport close to open countryside.

- Reception hall, cloakroom, lounge, dining room, conservatory, study, well-appointed breakfast kitchen.
- Five bedrooms, two bathrooms (one en-suite). Adjoining garage. In all about 1752 sq ft.
- Blocked paved driveway, rear landscaped garden with outbuilding.

Situation

Carleton House is situated in the much-regarded Areley Kings, close to beautiful riverside walks and unspoilt countryside. Despite this it lies within a short walking distance of Stourport town centre.

Locally there is a range of amenities including several public houses, a co-op convenient store with post office, pharmacy and the splendid St Bartholomew principally red sandstone church.

Stourport provides an extensive range of amenities including both junior and senior schools, a range of independent stores, several major supermarkets, the iconic canal basin and a substantial new medical centre.

The principal Wyre Forest town of Kidderminster is a short driving distance away as is the historic riverside town of Bewdley.

Kidderminster has a direct rail link to Birmingham and London. There is good M5 motorway access via junctions 3, 4 and 5.

Description

Carleton House is an original "one off" architect designed house constructed in 1989 by local builder SF Fox. It used LB Stock Himley classic mixture "handmade" bricks. The house was subsequently extended in August 1996 using the same materials by the same local builder and architect. The present owners have owned the property from new. The hardwood conservatory was added in 2007 and has the benefit of electric underfloor heating.

Internally there are new carpets in the reception hall, lounge, dining room, stairs, landing and main bedroom which were only fitted in November 2025. A number of rooms were redecorated in October of the same year.

Kitchen worktops were all replaced in February 2025 together with the installation of a new sink, hob and extractor hood. The loft is boarded out with access ladders and lighting.

The double-glazed accommodation comprises a reception hall with cloakroom and study off. There is a good sized through lounge with feature fireplace with gas fire and twin doors to the hardwood conservatory.

The house has the benefit of separate dining room, together with a well-appointed breakfast kitchen. This provides a range of appliances including a hob with extractor, electric oven, microwave, dishwasher, fridge and freezer.

The splendid first floor provides five bedrooms (two interconnecting), the master with en-suite bathroom together with a separate family bathroom.

Outside

Adjoining single garage with power and lighting.

Block paved driveway with two mature lime trees. Twin gated rear access.

Lying to the rear of the property is an attractively landscaped and well enclosed rear garden. This includes shaped lawn with vegetable bed area with several raised beds and well stocked borders. There is a terrace and brick outbuilding (forming half of the original garage).

GENERAL INFORMATION

Energy Performance

Current Rating: 67D

Potential Rating: 73C

Carried out: 9th April 2026

Services

Mains electricity, water, gas and drainage. Gas fired central heating. An alarm is installed.

Local Authority

Wyre Forest 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

W/hat3words ///abode.magma.minute

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.



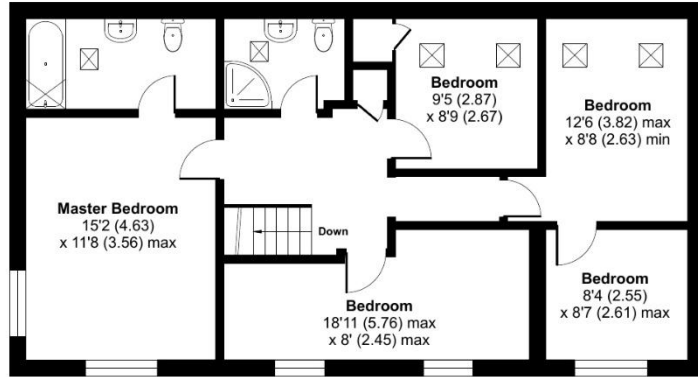
Church Walk, Stourport-on-Severn, DY13

Approximate Area = 1752 sq ft / 162.8 sq m

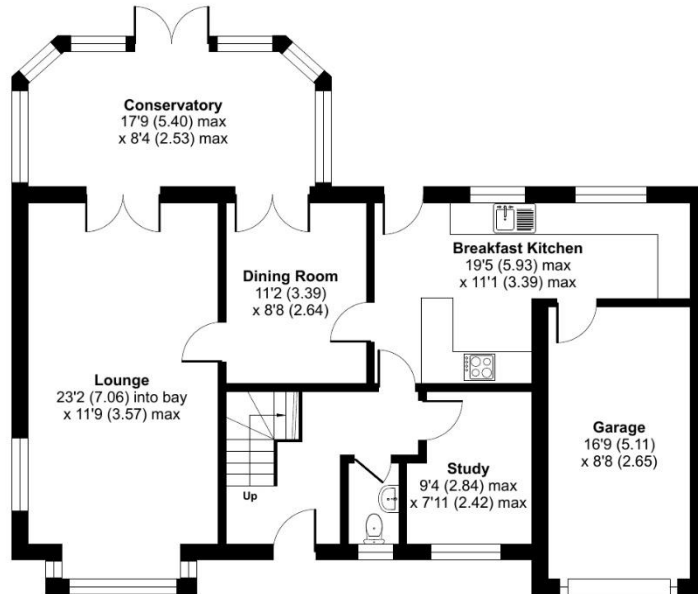
Garage = 147 sq ft / 13.6 sq m

Total = 1899 sq ft / 176.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1442111

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