



32 Kinnersley

Severn Stoke, WR8 9JR

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

A characterful late Victorian home with open plan living, versatile accommodation and a delightful garden with large workshop

- Characterful home dating from the 1890s, beautifully presented throughout
- Sociable open plan kitchen and dining space with wood-burning stove, stylish cabinetry and ground floor underfloor heating
- Private rear garden with patio, lawn, shed and an arbour leading to a large workshop & covered hard standing
- Block paved drive with capacity for two cars
- Peaceful village setting within reach of Worcester, close to amenities and countryside walks

Dating from the 1890s as a worker's cottage for the Croome estate, this attractive brick home provides generous living space. The sociable kitchen, practical utility, living and dining area opens onto the garden, complemented by a separate sitting room with a wood burning stove and a versatile ground floor office or fourth bedroom. Upstairs are three comfortable bedrooms served by a stylish bathroom. Outside, a beautiful garden extends to around 30 ft and includes paved seating areas, lawn and a useful workshop. Off road parking is provided to the front, and the home backs onto open fields.

1545 sq ft (143.6 sq m) including the workshop and shed





The sitting room

Situated off the hall, this cosy sitting room provides a peaceful retreat. A cast iron wood-burning stove sits within an arched chimney recess, flanked by alcove shelves and a storage cupboard. Polished wooden flooring and a large cottage window enhance the warm feel and a door links through to the dining area.







The dining room

Forming part of the extended family space, the dining room is ideal for gatherings and everyday meals. Full-height glazed doors open onto the terrace and a wood burning stove with oak mantel adds character. An oak plank floor underpins the space and a wide opening connects to the kitchen, creating an easy flow for entertaining and access to the sitting area.





The kitchen

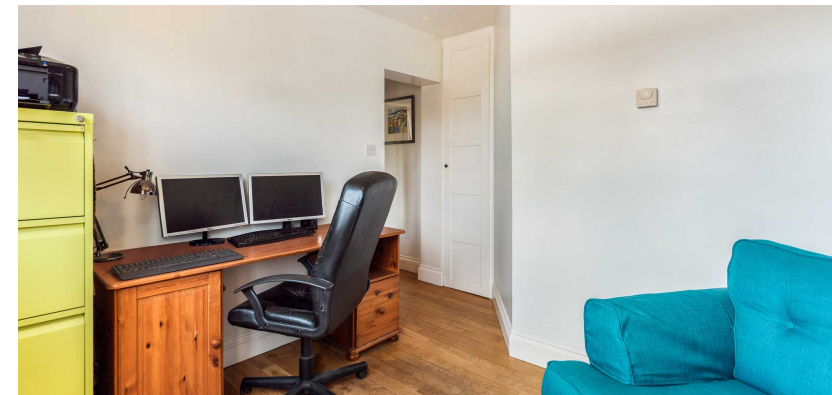
Designed for sociable cooking, the kitchen sits at the heart of the open plan layout. Oak-fronted cabinetry and dark worktops are complemented by a blue tiled splashback and a range-style cooker. Pendant lights hang overhead and a wide window frames the garden, while this space flows effortlessly into the adjoining dining area and connects to the utility.





The office / fourth bedroom

Located on the ground floor, this flexible room currently serves as a comfortable home office. A generous window overlooks the drive and there is ample space for a desk and seating. The wooden floor and neutral walls create a calm atmosphere and the room could easily double as a guest bedroom or hobby space close to the entrance hall.





The utility

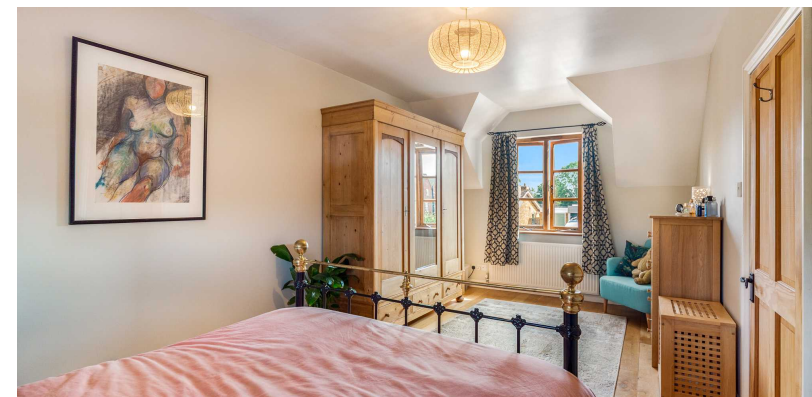
Housed off the kitchen, the utility room keeps household chores discreetly separate from the living areas. It offers a long work surface with space for laundry appliances beneath and wall mounted cabinets above for detergents and linens. A row of hooks and shelving provide storage for coats and shoes and a half glazed door opens to the outside for easy access to the garden.





The primary bedroom

The primary bedroom is a restful sanctuary under a gently sloping ceiling. A dormer window and a smaller low window draw in views across the garden and surrounding rooftops, while warm timber flooring runs throughout.





The generous floor area accommodates a double bed, wardrobes and a dressing or sitting area, creating a peaceful retreat at the end of the day.





The second bedroom

The second bedroom provides inviting accommodation for family or guests. A distinctive shaped ceiling and cottage-style window add character, and there is plenty of space for a double bed and freestanding furniture. A useful built-in cupboard provides additional storage. Neutral walls and soft carpeting make this a calm room that enjoys an outlook across the village rooftops.





The third bedroom

The third bedroom is a cosy space suited to a child, guest or study. The sloping ceiling and cottage window create charm and there is room for a double bed with additional furniture. It is located to the rear of the home and enjoys views across the garden and adjoining fields.





The bathroom

The family bathroom combines period charm with modern fittings. A panelled bath sits beneath a wide window that enjoys countryside views, while a separate curved glass shower enclosure provides a luxurious alternative. The room also features a pedestal basin and a close-coupled WC, all set against neutral tiling and polished timber flooring.







The garden

The enclosed rear garden is a delightful outdoor space with a paved terrace adjoining the home and a lawn edged by mature hedging and colourful borders. A brick path winds past a small tree to a sheltered arbour and barbecue area and there is access to a sizeable workshop.



Backing onto open fields belonging to the Croome Court estate, the garden enjoys a peaceful rural outlook.





The driveway and parking

A block paved driveway to the front of the home provides convenient off road parking for up to two cars. Outside access to the rear of the house is provided at the right hand side of the house via a timber gate and block paved footpath. Hedges and fencing afford privacy from the village lane.

Location

Severn Stoke is a desirable village within Worcestershire, surrounded by rolling countryside and close to the banks of the River Severn. Residents enjoy a strong sense of community with a village pub, church and recreational facilities, while the nearby historic Croome Court estate offers extensive parkland and walks. Local amenities include a village hall and access to footpaths along the river. Road links provide easy access to Worcester and the wider region and there is a choice of primary and secondary schools within the surrounding villages and towns.

Services

The property benefits from mains electricity, water and drainage. Hot water and heating are provided by an oil fired boiler situated in the utility room. The house benefits from underfloor heating throughout the ground floor, while upstairs heating is provided by radiators in each room.

Broadband Speed: Superfast broadband available. Download speeds up to 64 Mbps and upload speeds up to 13 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, O2, EE and Three (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 C.





Kinnersley

Approximate Gross Internal Area
 Ground Floor = 68.5 sq m / 737 sq ft
 First Floor = 50.0 sq m / 538 sq ft
 Workshop = 17.1 sq m / 184 sq ft
 Shed = 8.0 sq m / 86 sq ft
 Total = 143.6 sq m / 1545 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

= Reduced headroom below 1.5m / 5'0"

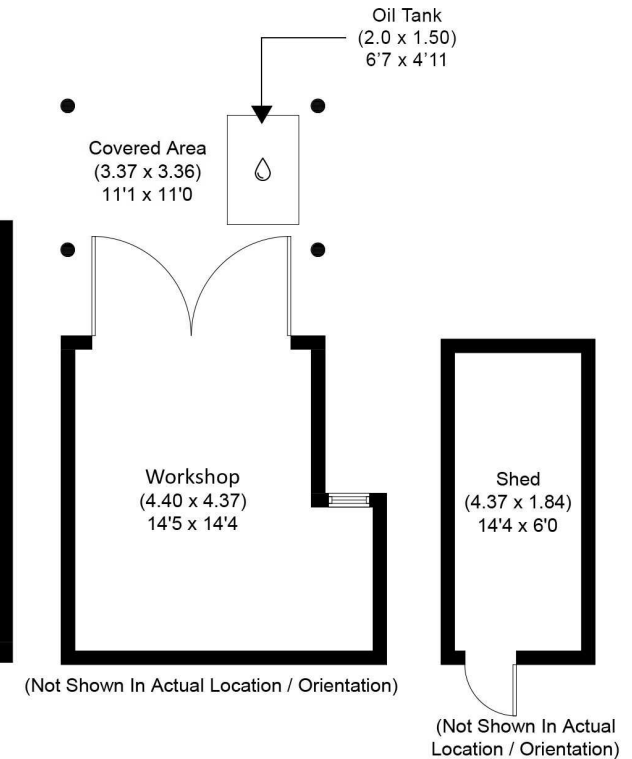
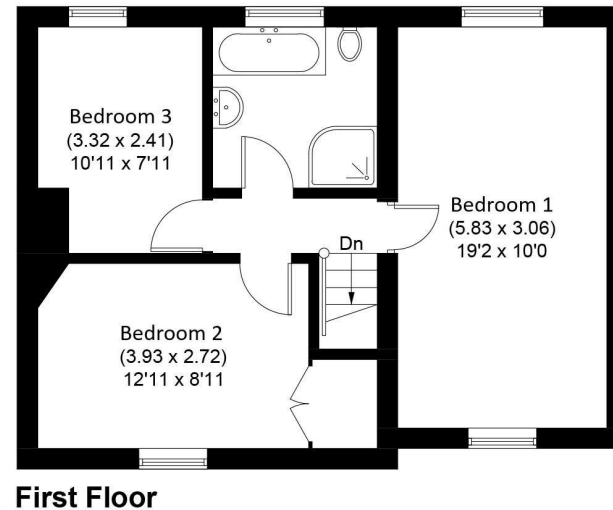
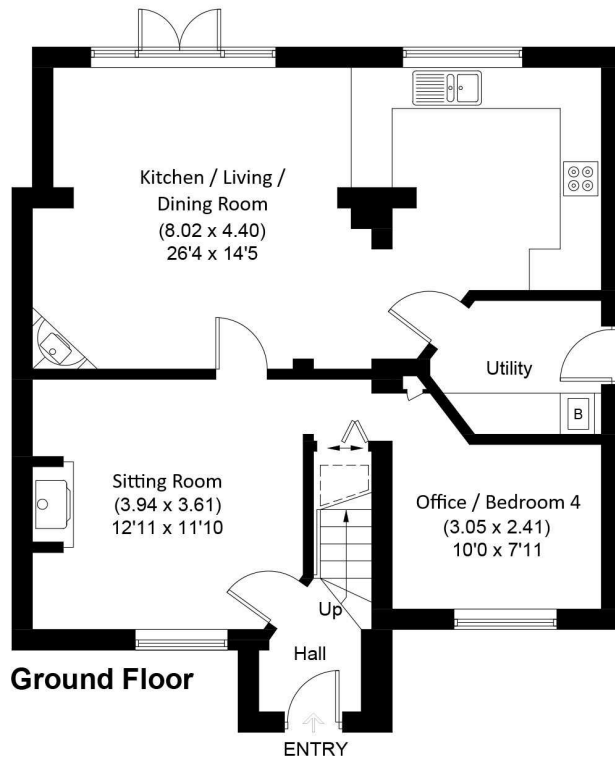


Illustration for identification purposes only, measurements are approximate, not to scale.



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