



Severn Heights

Bower Bank, DY13 0AF

Andrew Grant

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2 Bower Bank, Stourport-on-Severn, DY13 0AF

3 Bedrooms 3 Bathrooms 2 Reception Rooms

A secluded three bedroom bungalow with sprawling gardens, woodland and ample parking, enjoying elevated views in a sought after Stourport setting

- Single storey home set within a secluded position and manicured grounds
- Elegant reception spaces, sociable kitchen and three en suite bedrooms
- Landscaped lawn with pergola, mature shrubs and adjoining woodland
- Two broad driveways and a stand alone double garage
- Elevated location near Stourport's marina, amenities and countryside

This beautifully presented single storey home enjoys a secluded position in one of Stourport's most desirable enclaves. Offering over 1,900 sq ft of well planned accommodation all on one level, the property features a generous living room with wood burning stove, formal dining room, sociable kitchen with island and conservatory plus three double bedrooms each with its own en suite. Outside, the residence sits within manicured lawns, featuring a sheltered pergola and enchanting woodland. Two generous driveways and a stand alone double garage provide extensive parking, and the elevated setting affords far reaching views across the town and countryside.

1921 sq ft (178.5 sq m)





The kitchen

The kitchen is the sociable hub of the home, designed for both cooking and casual meals. A generous granite topped island incorporates drawers and a breakfast bar, and the cream cabinetry houses a range cooker with extractor, space for an American style fridge freezer and glass fronted display units. Granite worktops, a sink set beneath a wide window and a door to the outside complete this practical and welcoming space.



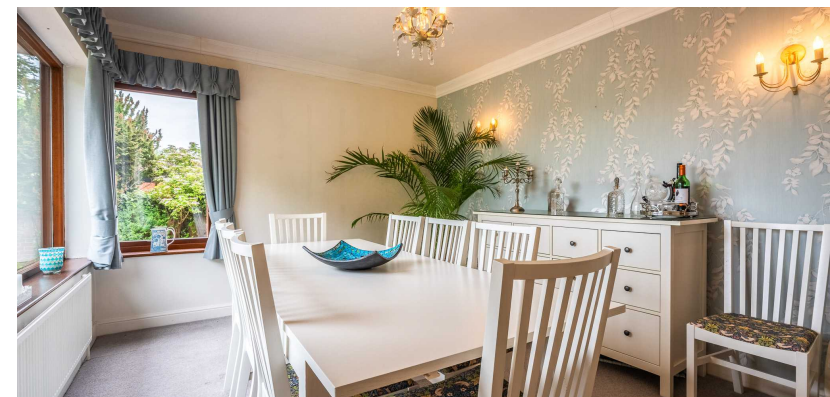
The living room

The living room provides an impressive space for relaxing and entertaining with plenty of room for multiple seating areas. Triple aspect windows frame views over the gardens and surrounding landscape. A handsome fireplace with carved surround and wood burning stove forms the focal point, while a coved ceiling and chandelier lend a touch of elegance to this substantial reception room.



The dining room

A formal dining room offers a dedicated setting for family meals and celebrations. A large picture window brings the front garden into view and a decorative ceiling rose with chandelier crowns the ceiling. A feature wall with elegant wall lights adds visual interest and the room's generous proportions allow for a sizeable dining suite, making this an ideal space for entertaining.





The conservatory

The conservatory extends the living space and brings the outside in. Set on a brick base with a tiled floor, it has full height windows and French doors opening onto a terrace for seamless access to the garden. A pitched roof with fitted blinds helps to regulate temperature, creating a pleasant spot for morning coffee, quiet reading or simply enjoying the view in all seasons.



The hallway and cloakroom

A central hallway links the accommodation while giving a real sense of arrival. Traditional wainscoting and a dado rail run along the walls, and built in storage keeps shoes and coats neatly tucked away. The cloakroom is decorated with bold patterned walls and contains a modern white suite with low flush WC and a vanity basin with mosaic tile detail, providing convenient facilities for guests.



The principal bedroom

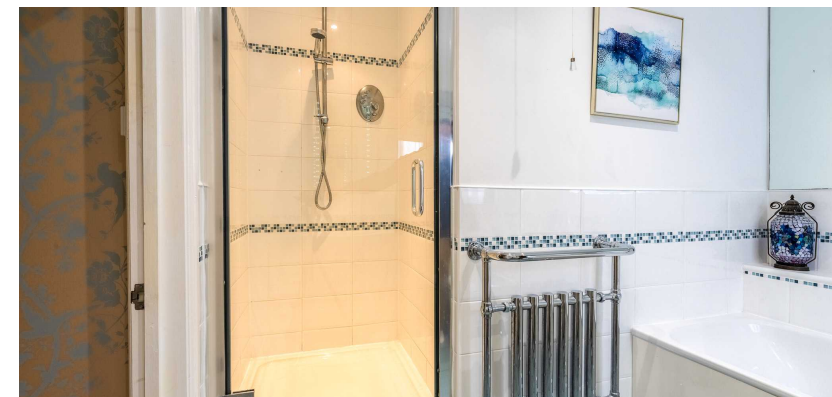
The principal bedroom is a serene retreat at the end of the day. Built in mirrored wardrobes span one wall, offering extensive storage without encroaching on the floor space, and a large window overlooks the private gardens. Decorative wall covering, coved ceiling detail and neutral tones contribute to the restful atmosphere, while a door leads directly into the spacious en suite bathroom.





The principal en suite

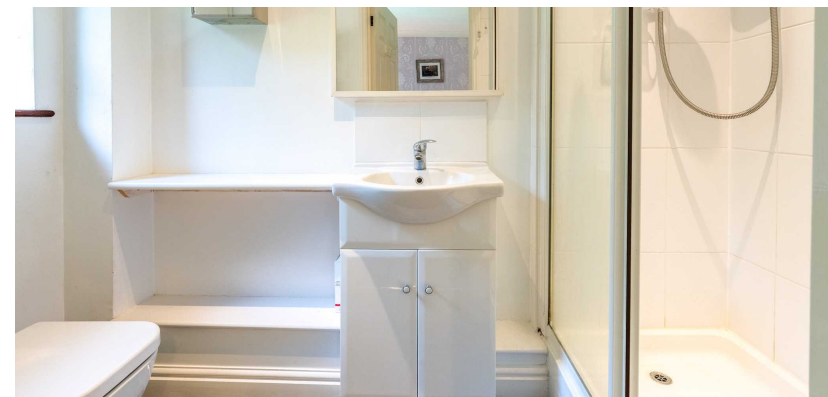
The principal en suite offers a luxurious finish. A panelled bath invites long soaks and there is a separate walk in shower with a glazed screen for everyday convenience. The generous vanity unit incorporates a basin and wc with ample storage, complemented by an LED mirror and heated towel rail. Mosaic tile detailing and a window providing natural light complete the suite.





The second bedroom and en suite

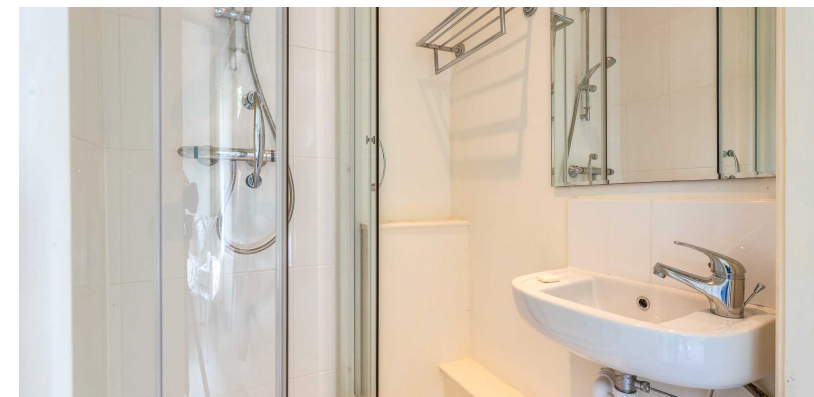
The second bedroom provides comfortable accommodation for guests or family. It enjoys generous proportions and a view over the rear gardens, and there is ample room for additional furniture. A door connects through to a private shower room. The en suite features a shower enclosure with glass screen, wash basin with storage beneath and a WC.





The third bedroom and en suite

The third bedroom offers flexible space for sleeping, study or as a playroom. A wide window overlooks the garden and the room has its own door to an en suite shower room, making it ideal for a teenager or guest. The en suite features a corner shower enclosure with sliding glass door, a wall mounted basin with mirrored cabinet above and a chrome towel rail. Simple fittings and light surfaces make the room easy to maintain.





The garden

The garden immediately surrounding the home is laid mainly to lawn, interspersed with established specimen trees and colourful borders. A wide paved terrace wraps around the property, providing space for outdoor dining, and there is a covered pergola with brick paved floor that offers sheltered seating. A water feature nestles among mature shrubs and a picket fence encloses the main lawn.







Beyond the formal garden a natural wooded area, purchased by the current owners, forms part of the plot and creates an enchanting backdrop. This area includes a variety of native trees protected by a Tree Preservation Order, meandering pathways and clearings, and provides a haven for wildlife and exploration without overlooking neighbours.



The driveway and parking

Two extensive driveways make arriving and parking effortless. Block paved and gently sloping, they provide ample space for numerous vehicles, including a motor home or caravan, and both driveways lead to a stand alone double garage with a wide roller door. An island of evergreen and ornamental shrubs softens the hard standing, while a gated entrance, turning area and further paved parking beside the house add to the practicality of this generous arrangement.



Location

Bower Bank is an enclave on the edge of Stourport on Severn, a riverside town known for its Georgian heritage and marina. From here you can stroll down to the River Severn and basin or enjoy cafés and towpath walks, while everyday shops and services are only minutes away. The area has a good choice of primary and secondary schools, and Kidderminster and Worcester are within easy reach for wider shopping and cultural amenities. Road and rail links to Worcester, Kidderminster and Birmingham are excellent, and the surrounding Worcestershire countryside of farmland, woods and riverside trails is never far away.

Services

The property benefits from mains gas, electricity, water and drainage.

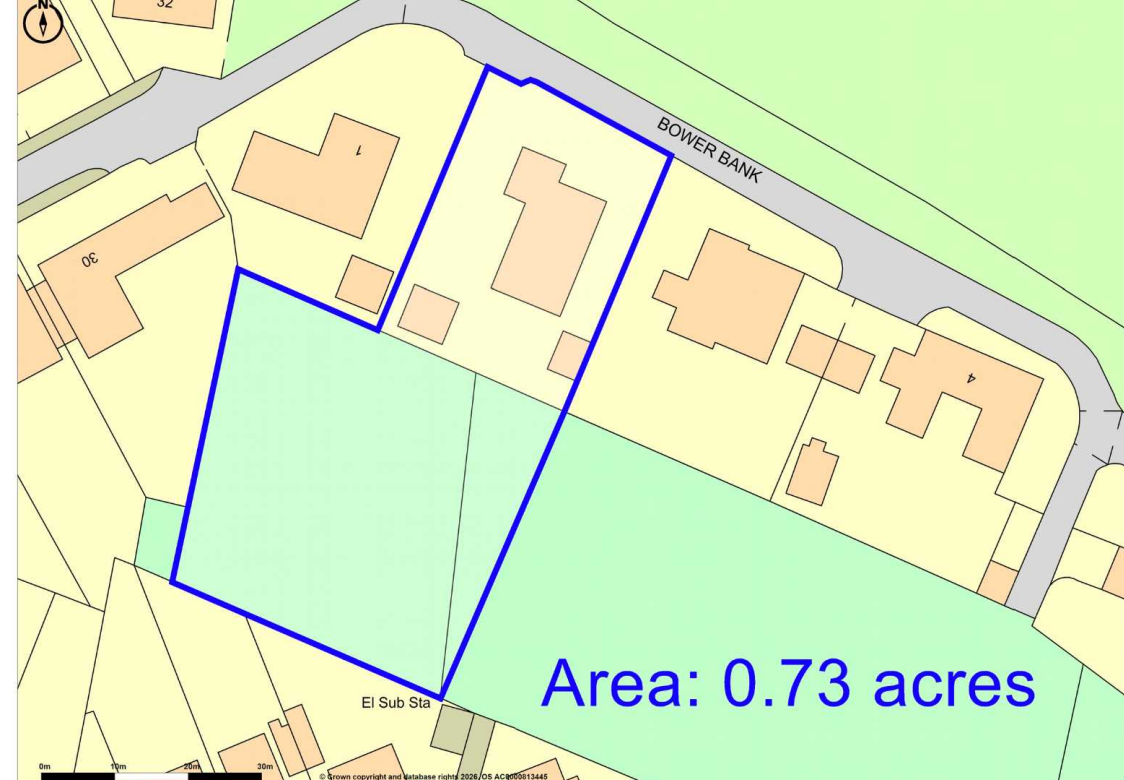
Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

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



Severn Heights, 2, Bower Bank

Approximate Gross Internal Area = 178.5 sq m / 1921 sq ft

Double Garage = 33.3 sq m / 358 sq ft

Total = 211.8 sq m / 2279 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.



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