



11 Hafren Way
Stourport-on-Severn | Worcestershire | DY13 8SJ

 FINE & COUNTRY

11 HAFREN WAY



Taking inspiration from its Art Deco heritage, Hafren Way has undergone an extensive programme of renovation and improvement, creating an exceptional family home where architectural character sits effortlessly alongside contemporary design. Occupying approximately one acre behind automated electric gates, the property combines beautifully crafted interiors with outstanding energy efficiency and thoughtfully designed living spaces.



Property Description

A sweeping gravel driveway, flanked by generous level lawns and attractive planting, leads to the house and newly constructed detached double garage, creating an impressive sense of arrival. Beyond the striking façade, the renovation extends far beyond aesthetics, incorporating a new insulated roof, upgraded aluminium glazing, new render and rainwater goods, and an air source heat pump providing underfloor heating throughout both floors.

An oak-framed entrance porch leads through double doors into a welcoming reception hall, where an elegant oak and black steel staircase is framed by full-height Crittall-style glazing. Luxury herringbone LVT flooring, engineered oak internal doors with antique brass ironmongery and carefully selected lighting establish the exceptional quality found throughout the home.

Designed around modern family living, the principal accommodation flows naturally from one space to another, creating distinct areas for cooking, dining, entertaining and relaxing while maintaining an excellent sense of openness. At the heart of the home is the impressive open-plan kitchen, dining and family room. High ceilings, a large bay window and glazed doors opening onto the terrace flood the space with natural light and create a seamless connection with the gardens beyond. The bespoke shaker kitchen features pale grey hardwood cabinetry, quartz worktops, matte black hardware and a comprehensive range of integrated Samsung appliances, complemented by generous storage and an enclosed breakfast pantry. Adding an unexpected focal point, an automated glazed door reveals the impressive wine cellar below, creating a unique feature for both everyday living and entertaining.

Complementing the open-plan living space are two further reception rooms. The sitting room offers a more intimate setting, centred around a contemporary log-burning stove with glazed doors opening onto the terrace, while the second reception room provides excellent flexibility as a family room, home office, playroom or potential fifth bedroom, served by the ground floor shower room.

Combining thoughtful design, quality craftsmanship and a highly desirable setting, Hafren Way presents a rare opportunity to acquire one of Stourport-on-Severn's finest contemporary family homes.





Ground Floor

Double entrance doors open into an impressive reception hall, where the oak and black steel staircase creates an immediate focal point. Full-height Crittall-style glazing provides a glimpse into the principal living space beyond, while herringbone LVT flooring, engineered oak internal doors with antique brass hardware and feature lighting continue throughout. Practical storage has been carefully considered, with a double cupboard housing the Tempest hot water cylinder, media hub and additional storage, together with a generous understairs cupboard for coats and everyday essentials.

The ground floor shower room is beautifully appointed with a traditional high-level WC, pedestal wash basin, brushed brass fittings and a fully tiled shower enclosure.

Double Crittall-style glazed doors open into the spectacular kitchen, dining and family room, where generous ceiling heights, a large bay window and glazed doors to the terrace create an exceptional entertaining space. The bespoke kitchen is fitted with pale grey shaker cabinetry, quartz worktops, matching upstands and window sill, matte black ironmongery, a double Belfast sink with instant boiling water tap and an extensive range of integrated Samsung appliances including a full-height fridge, freezer, multi-function oven, combination oven, induction hob with integrated downdraft extractor and dishwasher. Extensive pull-out storage, deep pan drawers, integrated recycling and an enclosed breakfast pantry with quartz worktops, bespoke shelving and feature lighting complete the space. The automated glazed door concealing the wine cellar provides one of the home's most memorable design features.

Adjoining the kitchen, the utility room offers extensive cabinetry, generous worktop space, an undermounted sink with matte black pull-out tap, full-height storage and space for laundry appliances.

Positioned to the rear of the property, the sitting room enjoys direct access to the terrace through glazed Crittall-style doors and is centred around a contemporary log-burning stove set on a tiled hearth. A second reception room offers valuable flexibility and is ideal as a home office, snug, playroom or fifth bedroom.

Underfloor heating serves the entire ground floor, with individual thermostatic controls to each room.















First Floor

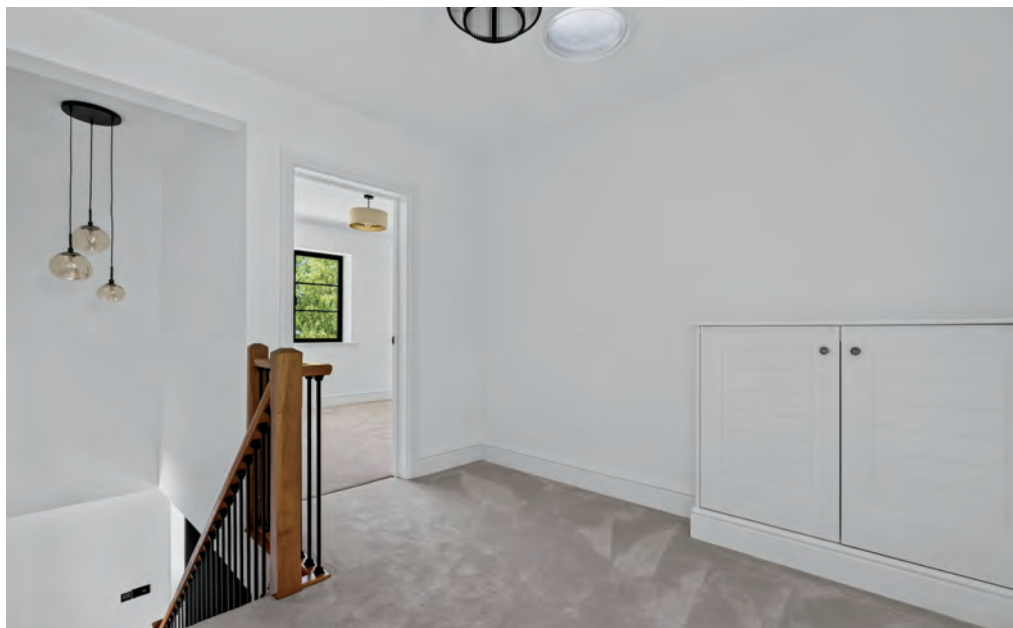
A striking oak and black steel staircase rises to a spacious central landing, where quality carpeting continues into each of the bedrooms.

Occupying the rear of the property, the impressive primary suite enjoys an elevated outlook across the gardens and surrounding valley through a large bay window with glazed double doors opening onto a Juliet balcony. Generously proportioned, the room comfortably accommodates a super king-sized bed. Double doors lead through to a generous dressing room, designed to accommodate bespoke fitted joinery, before opening into the luxurious ensuite bathroom. Beautifully appointed, it features a freestanding fluted bath with floor-mounted brushed brass bath filler, a double vanity with quartz worktops and twin bowl basins, wall-mounted taps, an illuminated arched mirror and a spacious walk-in shower with rainfall and handheld fittings. Distinctive checkerboard porcelain flooring, contrasting feature tiling and carefully considered lighting complete the room.

Bedroom two is another generous double bedroom overlooking the front of the property and benefits from an enclosed wardrobe. The stylish ensuite continues the home's contemporary aesthetic, incorporating brushed brass fittings, a walk-in shower with Crittall-style screen, illuminated mirror, feature lighting and checkerboard porcelain flooring, while a ceiling light tunnel introduces excellent natural daylight.

Bedrooms three and four are both comfortable double rooms, each served by their own private ensuite bathroom. Bedroom four also benefits from a built-in wardrobe, while both ensuites feature brushed brass fittings, contrasting tiling, herringbone LVT flooring and Velux roof windows, maintaining the consistent quality found throughout the property.

Television and data points are installed to every bedroom, while individually controlled underfloor heating serves the entire first floor, ensuring excellent comfort and efficiency.









Outside

Occupying approximately one acre, Hafren Way enjoys an elevated position with beautifully landscaped gardens and attractive views across the surrounding valley.

Automated electric gates, set between brick pillars and rustic timber fencing, open onto a cobbled entrance apron before a sweeping gravel driveway leads to the house and detached double garage. Extensive level lawns and carefully planned planting create an impressive approach, while the garage complements the main residence with an automated door, power, lighting and external sockets.

The comprehensive renovation extends externally to include a newly insulated roof, black fascias, soffits and rainwater goods, with the air source heat pump positioned discreetly to the side of the property. Pathways to either side of the house provide convenient access to the rear gardens.

A substantial porcelain terrace extends across almost the full width of the property, creating an exceptional space for outdoor dining and entertaining with direct access from both the kitchen and sitting room. Broad steps descend to expansive level lawns bordered by sleeper-edged planting beds before the gardens gently fall away towards the lower section of the plot. The addition of adjoining land brings the total plot to approximately one acre.

Predominantly laid to lawn and framed by mature trees, the gardens have been designed to remain both attractive and relatively low maintenance while making the most of the peaceful setting and elevated valley views.







LOCATION

Hafren Way occupies a sought-after position on the edge of the historic riverside town of Stourport-on-Severn, an area renowned for combining the beauty of the Worcestershire countryside with excellent everyday convenience.

Stourport-on-Severn offers a comprehensive range of amenities including independent shops, cafés, restaurants, supermarkets, leisure facilities and highly regarded primary and secondary schools. The picturesque Georgian town of Bewdley lies just a short distance away, offering further boutique shopping, riverside dining and access to the renowned Wyre Forest, one of Britain's largest ancient woodlands and a popular destination for walking, cycling and outdoor pursuits.

The nearby cathedral city of Worcester provides an extensive selection of retail, cultural and educational facilities, whilst Birmingham offers world-class shopping, dining and business opportunities within comfortable commuting distance.

The property is exceptionally well connected, with Kidderminster railway station providing regular direct services to Birmingham. The A456, A449 and M5 motorway network are all readily accessible, offering convenient travel to Worcester, Birmingham, Cheltenham, the West Midlands and beyond. Birmingham International Airport can also be reached in under an hour, making the property ideally placed for both regional and international travel.





Material Information

Tenure: Freehold
 Local Authority: Wyre Forest District Council
 Council Tax Band: G
 EPC Rating: C
 Construction: Standard construction (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Mains
 Heating: Air source heat pump serving underfloor heating throughout both the ground and first floors. Mains gas is also run to the property.
 Broadband: FTTP ultrafast full fibre broadband is understood to be available. Purchasers should make their own enquiries with their chosen provider.
 Mobile Coverage: 4G and 5G mobile services are understood to be available, subject to individual network providers.
 Parking: Detached double garage and extensive private driveway parking.
 Total Internal Floor Area: 2,557 sq ft
 Additional Information: The property is sold under two separate titles.
 Title Information: Buyers should be aware that the title is subject to historic restrictive covenants dating from 1934 and 1936, together with positive and/or indemnity covenants contained within the 2025 Transfer. Copies of these documents will be available to the purchaser's solicitor during the conveyancing process so that the obligations can be fully explained before exchange of contracts.

Directions

Postcode: DY13 8SJ
 what3words: ///jazzy.lights.builds

Viewing Arrangements

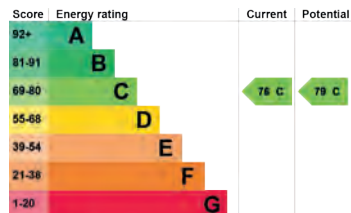
Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster +44(0)1384 958811

Website

For more information visit:
<https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

Opening Hours

Monday to Friday 9.00 am – 5.30 pm
 Saturday 9.00 am – 1.00 pm



GROSS INTERNAL AREA (including cellar): 2557 sq ft, 238 m²
 LOW CEILINGS: 52 sq ft, 5 m²
 GARAGE: 363 sq ft, 34 m²

OVERALL TOTALS: 2972 sq ft, 277 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29.07.2026

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CRAIG JACKSON
PARTNER AGENT

Fine & Country Stourbridge & Kidderminster
+44 (0)7515 389 008
craig.jackson@fineandcountry.com

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Fine & Country Stourbridge and Kidderminster
The Old Custom House, 1 Church Street, Stourbridge, West Midlands, DY8 1LT
+441384 958811 | stourbridge@fineandcountry.com

