



Woodside, Church Lane, Bewdley, Worcestershire

**G HERBERT
BANKS**

EST. 1898

Woodside
Church Lane, Bewdley
Worcestershire
DY12 2UH

A wonderful country house in a beautiful wooded setting.

Highly desirable private lane close to Bewdley and the Wyre Forest.

Set in about 3.12 acres.

Canopy porch, reception hall, cloakroom, dining room, inner hallway, fitted kitchen, laundry, living room, W.C, snug.

4 bedrooms, 2 bathrooms (1 en-suite)

In all about 3297 sq.ft. (incl garage)

Triple garage, return driveway, charming landscaped gardens, splendid grounds with oak woodlands and large pool.

Situation

Woodside is situated at the end of the prestigious Church Lane lying off the A456 and about 2 miles southwest of Bewdley. There are some good local amenities including the Hopleys Farm Shop, The Running Horse Pub, The Foresters Gastro Pub and Wharton Golf Club. The beautiful Wyre Forest with its very rewarding walking, biking and riding opportunities lies within walking distance.

Bewdley is a highly favoured and historic riverside town with extensive amenities including both junior and senior schools, a large medical centre, range of independent bars, cafes and restaurants. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. There is an excellent rail link from Kidderminster to Worcester, Birmingham and London.

Description

We understand the house is around 55 years old and has been subsequently extended with the addition of the triple garage. Woodside is well maintained with a number of oak floors to both floors and is double glazed. It provides generous family accommodation which is very welcoming.

A wide canopy porch leads to an impressive reception hall with walk in cloakroom. The superb dining room has a feature bay window. An inner hall leads to the rest of the ground floor. This provides a fitted kitchen with extensive range of cabinets, integral hob, oven, extractor hood and dishwasher. Useful laundry off with large cupboard, sink and oil-fired boiler. Good sized pantry.

The excellent living room with a feature fireplace with gas fire (propane supply) and door to the terrace. There are 4 excellent bedrooms (one with fitted wardrobes and one with airing cupboard) including the fine guest suite with en-suite bathroom. The family bathroom is well appointed including a shower over the bath.

Outside

Woodside is approached via an in and out tarmac driveway with 2 sets of oak gates.

Gardens and Grounds

These are incredibly attractive and enhance this very special setting. There are expansive lawned gardens with a variety of well stocked beds and borders. Lying to the immediate rear is a substantial flagstone terrace with various raised stone beds and gravel areas. It provides a striking entertaining area.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

Wyre Forest District Council Tel: 01562 732928

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting: www.gov.uk/find-energy-certificate.

The EPC was carried out in April 2024 with a rating 52/E; potential 80/C.

Fixtures and Fittings

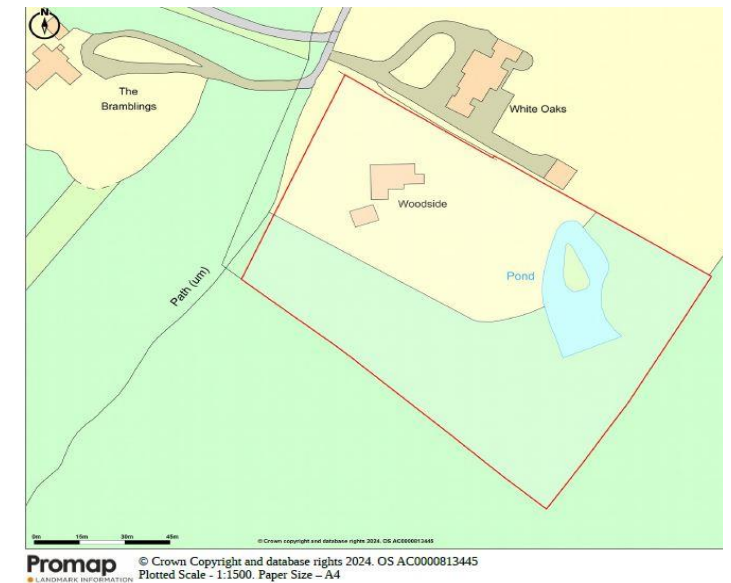
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Agent's Great Witley Office Tel: 01299 896968.

Directions

Bypass Bewdley taking the A456 signposted to Leominster. At the top of the bypass adjacent to Wharton Park Golf Club proceed straight on. After a short distance take a left-hand turn into Church Lane. Woodside will be found at the end of the lane.

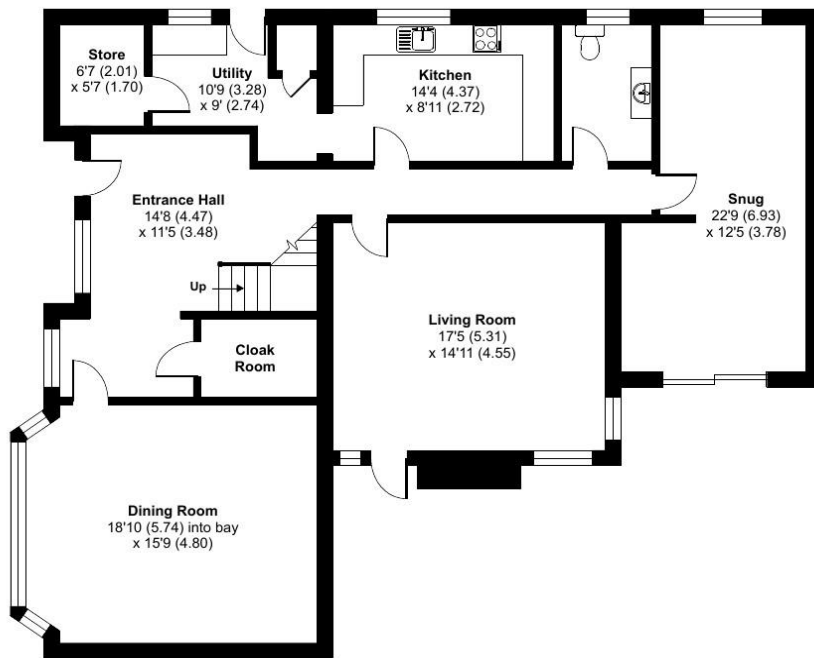
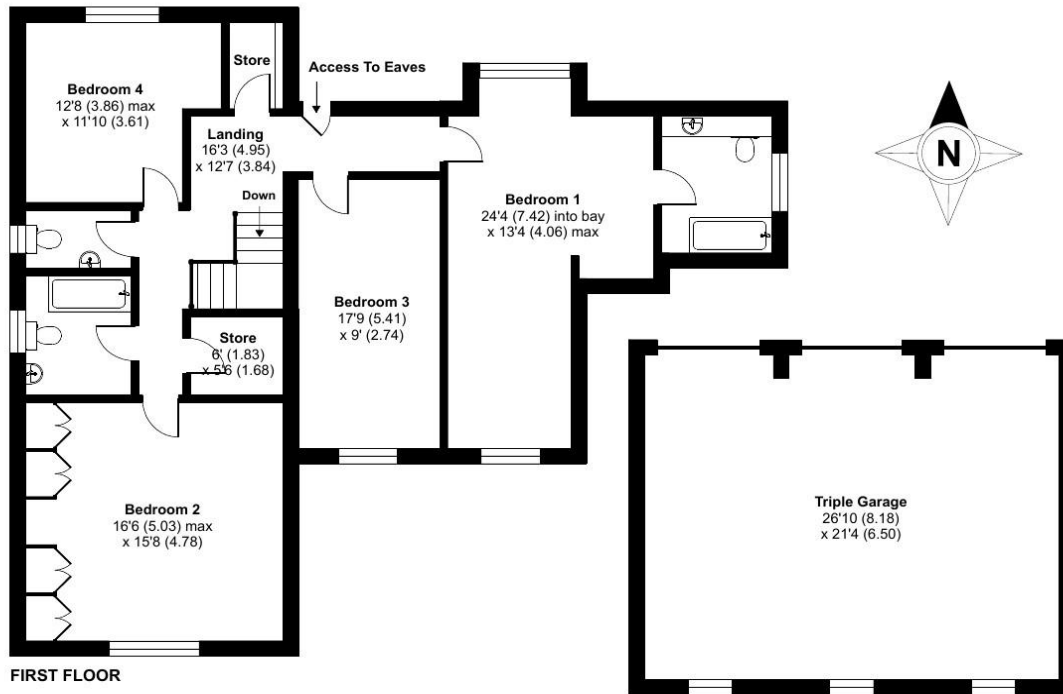


Sales particulars produced April 2024



Approximate Area = 3297 sq ft / 306.2 sq m (includes garage)

For identification only - Not to scale





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