



The Anchorage, Astley Burf, Worcestershire

G HERBERT
BANKS

EST. 1898

The Anchorage
Astley Burf
Stourport-on-Severn
Worcestershire
DY13 0RY

A fabulous detached bungalow with very impressive accommodation.

Short walking distance from the river and pub.

Entrance porch, reception hall, magnificent lounge/dining room, superb refitted kitchen.

3 bedrooms, en-suite shower room, family bathroom.

In all about 1100 sq.ft

Tarmacadam driveway, garage/workshop, lovely gardens with excellent entertaining area with home office/gym and hot tub.

Lovely rear views.

Situation

The Anchorage is situated in the sought after Astley Burf. It lies within walking distance of the wonderfully positioned Hampstall Inn on the banks of the Severn. Astley Burf has a riverside pub, village hall and Primary school Areley Kings which is a short drive away has a Co-Op with post office and pharmacy.

An extensive range of amenities can be found nearby in the Wyre Forest towns of Stourport, Bewdley and Kidderminster. The cathedral cities of Worcester and Birmingham are very accessible.

Kidderminster has a direct rail link to Worcester, Birmingham and London. There is good M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester.

Description

A brilliant detached bungalow beautifully redesigned by the present owners. The splendid accommodation has many outstanding features including a superb entertaining space. The double glazed accommodation is very well presented throughout.

The property is approached by an entrance porch and reception hall with a timber laminate floor. The highlight of the home is a striking lounge/dining room, a spacious and impressive area complete with bi-folding doors and a fine fireplace with gas fire.

The impressive refitted kitchen includes a range of cabinets, Quartz working surfaces over, ceramic hob, cooker hood, electric oven and microwave.

3 bedrooms, one presently used as a study. The master has a well appointed en-suite shower room and there is a separate family bathroom.



Outside

Tarmacadam driveway leading to a long garage with rear washing bike area.

Front and Rear Gardens

Splendid enclosed rear garden which is a fine feature of The Anchorage. It includes a full width terrace onto a good size level lawn and feature ornate pond. Lying to the rear of the garden is a superb social space with a timber pergola, hot tub, brick patio area with firepit.

Adjacent timber outbuilding presently used as a gym.

GENERAL INFORMATION

Services

Mains electricity, water and drainage. LPG central heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151

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 June 2024 with a rating 42/E; potential 64/D.

Viewing by Appointment Only

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

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.

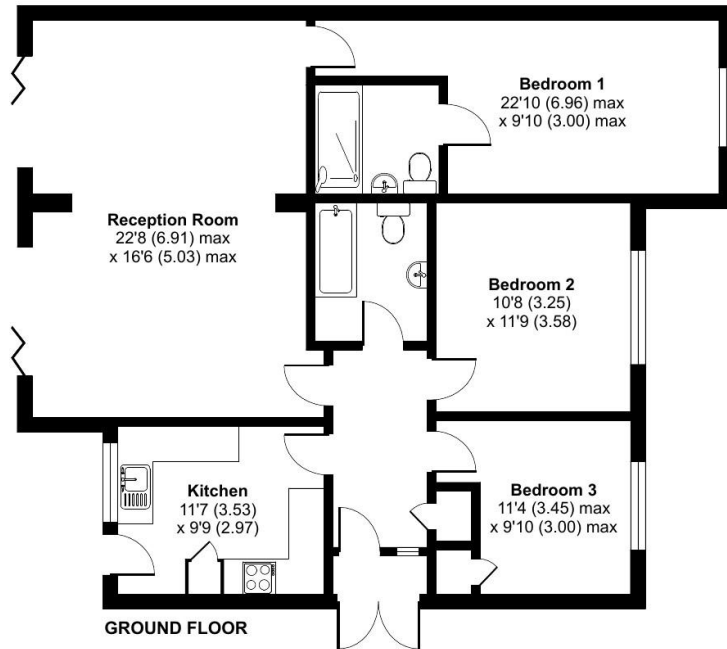
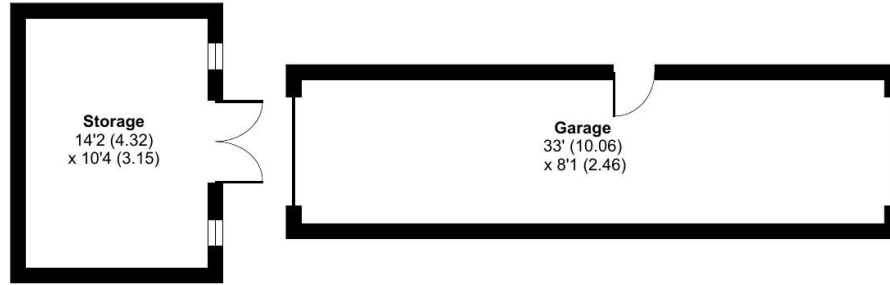
What 3 Words

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Approximate Area = 1100 sq ft / 102.1 sq m
Garage = 270 sq ft / 25.1 sq m
Storage = 146 sq ft / 13.5 sq m
Total = 1516 sq ft / 140.1 sq m

For identification only - Not to scale



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