



Wingara, Callow Hill, Rock, Kidderminster, DY14 9XN

**G HERBERT
BANKS**

EST. 1898

Wingara,
Callow Hill,
Rock,
Kidderminster,
DY14 9XN

A very appealing detached bungalow with beautiful large gardens. Situated at the end of a no through lane.

- Reception hall, lounge, kitchen/breakfast room, study, dining room and garden
- Three bedrooms, two bathrooms, shower room (two ensembles)
- Detached garage, most delightful gardens, good sized parking with twin driveways.
- In all about 0.879 Acres.

Situation

Wingara is situated in a highly desirable rural area approached by a country lane. The property lies within walking distance of the glorious Wyre Forest, which provides many walking, riding and biking opportunities. The immediate area provides a range of amenities including the Duke William and the Royal Foresters gastro pub, the Colliers Farm Shop and Tea Rooms together with a post office/general store and junior school in the nearby village of Far Forest.

The historic and charming riverside town of Bewdley is a short driving distance away and this provides an extensive range of amenities including a senior and junior school. The major Wyre Forest town of Kidderminster has direct rail service to Worcester, Birmingham and London. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold.

Description

Wingara represents a rare opportunity to acquire a fabulous country bungalow with extensive and versatile double glazed accommodation.

The bungalow is approached by a long reception hall with doors leading to the lovely generous lounge with marble and tiled fireplace with gas fire in timber surround and two large picture windows.

The excellent breakfast room/kitchen with granite work surfaces has a range of wall and floor cabinets, ceramic hob with extractor over, double oven, tiled floor, one and half bowl sink unit, wine rack, Siemens dishwasher, concealed plumbing for washing machine, lovely garden aspect, and door leading to the exterior.

Also lying off the hall is a useful study.

An inner hall provides access to a large dining room with a fireplace (non-functional). Beyond this is a splendid garden room with twin doors to the wonderful gardens.

Wingara has the benefit of three bedrooms, as indicated on the floorplan. The master has a range of built-in wardrobes and a vanity wash basin. Two of these bedrooms have an ensuite bathroom and ensuite shower room and there is a further family bathroom.

Outside

Wingara has the benefit of two separate driveways. Its primary gravel driveway has a timber barn gate leading to the front of the property and the detached garage with remote controlled electric door. Adjoining the property is a store for propane gas tanks with an adjoining rear covered area housing the oil tank.

The Property stands in splendid large lawned gardens which are an outstanding feature of this impressive property.

Fronting the bungalow is a good sized lawn with a variety of shrubs, smaller specimen trees and well stocked borders. There is a second front access door.

Lying to the rear of the property is an immediate terrace giving onto an extensive lawned garden with a charming pond with timber footbridge and adjacent gazebo. There is a further large central gazebo providing a delightful garden area, a greenhouse and garden shed.

GENERAL INFORMATION

Agents Notes

It is rare to find such a desirable country bungalow available in the market and the property has many excellent features.

Services

Mains electricity, water and drainage. Oil fired and LPG central heating (two separate boilers).

Local Authority

Wyre Forest District Council
Council Tel: 01562 732 928

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 Sole Agent's Great Witley Office
Tel: 01299 896968.

Directions

What3words: ///Shepherdess.cans.riot

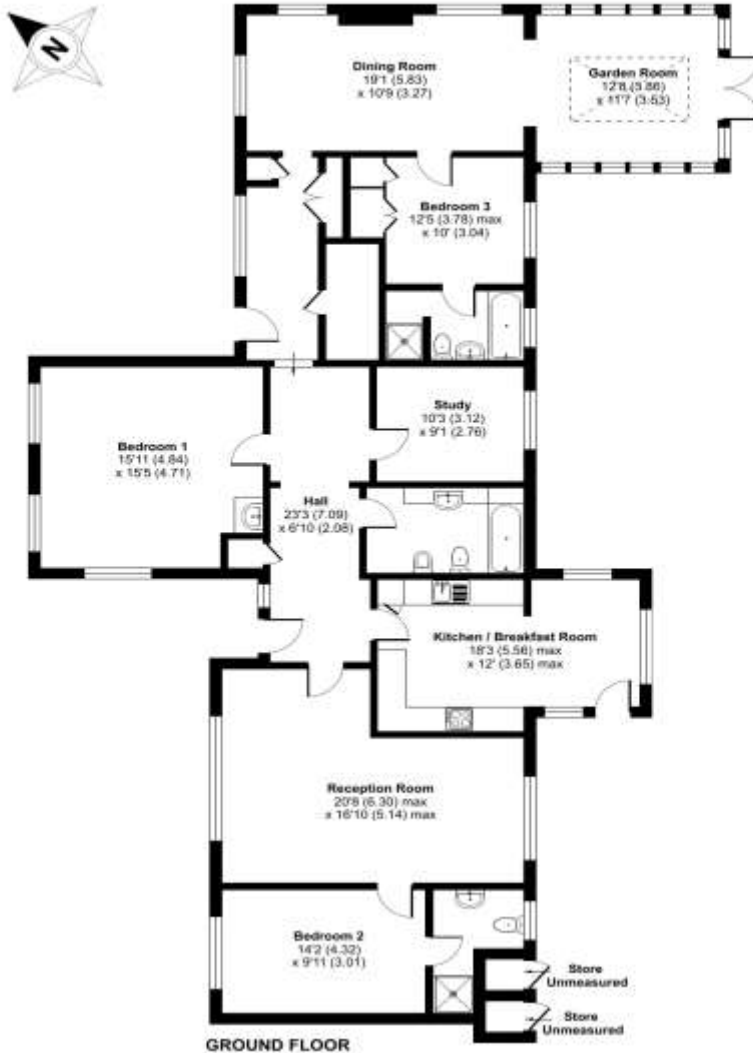




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Approximate Area = 1993 sq ft / 185.1 sq m (exclude store)

For identification only - Not to scale



Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

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01299 896 968
 info@gherbertbanks.co.uk
 www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



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