



Ivydene

Chadwick Bank, Stourport-on-Severn DY13 9SA

David Jones

North Worcestershire Prestige Property Expert



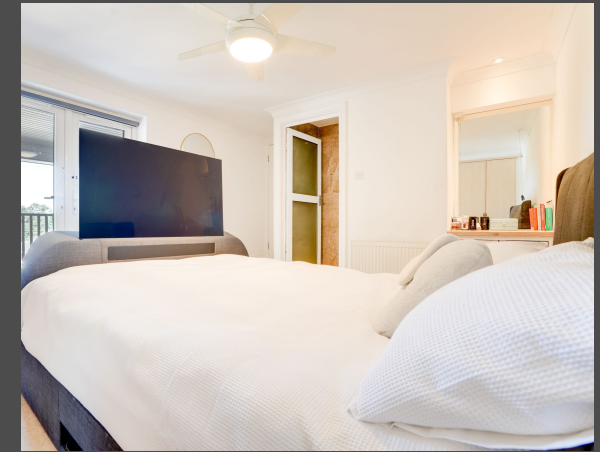
Ivydene

Chadwick Bank, Stourport-on-Severn, Worcestershire DY13 9SA

An unbelievably spacious semi-detached rural property in excess of 3000 sq ft standing in a gated half acre plot with excellent outbuildings and country views.



*To see video, legal pack and
more information scan QR code*



Ivydene is a truly exceptional semi-detached country property offering huge accommodation over three floors, standing in gated grounds of almost half an acre with parking for numerous cars and an excellent range of outbuildings to include a garage, workshop and large gym converted from the original detached double garage.

Property at a glance

- * Amazingly spacious semi-detached country property in half-acre plot
- * Over 3000 sq ft internal area
- * Three principal en-suite bedrooms, one with rooftop balcony
- * Top floor teenager suite with bedroom, dressing room & 21' lounge
- * Fabulous 23' x 20' lounge/ games room
- * Huge 42' x 22' open plan breakfast kitchen/ dining/ living room
- * Study/ Office
- * Excellent range of outbuildings including double garage converted to gym
- * Gated driveway & parking for upto 8 cars
- * Ideal for multi-generational living





Situated a couple of miles from Stourport on the Worcester side of town, the property stands in a rural location at the corner of Chadwick Bank and Lincomb Lane with delightful country views from the first & second floors.

The discreet road frontage gives few clues to the hugely impressive property which only fully reveals itself from behind the electric security gates and when seen from the garden, with the orientation of the property ensuring an excellent degree of privacy all round without being at all overlooked.

The internal area extends to over 3000 sq ft, with an incredibly flexible and versatile layout ideal for multi-generational living.

The ground floor includes a huge open plan living space (42' x 22' overall), loosely arranged to provide a kitchen area combined with breakfast room, dining room & living room areas. The kitchen area features a range of oak wall & base cabinets with granite work surfaces, central island, Smeg electric oven, ceramic hob & hood.

The whole of this open living space has tiled flooring with two pairs of french doors opening out to the garden patio.

In addition there is also a guest cloakroom and excellent 15' x 13' study/ home office, ideal for home working.

This in turn leads through to the fabulous 23' x 20' family lounge, alternatively making an ideal games room with more than enough space for a full size snooker table.

The Agent's View

"This is a property offering an unbelievable combination of living space and outdoor space for the money....."



To the first floor there are three separate en-suite bedrooms plus a family bathroom. The largest bedroom measures over 19' in length whilst the second bedroom has a full width range of fitted wardrobes and french windows opening out onto a splendid covered rooftop balcony, overlooking the gardens and fields beyond.

The second floor has a fourth bedroom with large open plan dressing room or study area, as well as another splendid 21' x 12' room which has been used previously as a cinema room. The layout also means the entire top floor could make an ideal teenager's suite, complete with own lounge.

The gardens are a very attractive feature of the home, with an extensive lawn and large paved patio terrace, ideal for entertaining.

The securely gated gravel driveway can comfortably accommodate several cars whilst the excellent range of outbuildings includes a timber garage plus adjacent workshop, both with power & lighting.

Separately, the converted former garage now makes an excellent gym, 18'9" x 15'7", though easily reinstated as a double garage if preferred.

Ivydene is a property which cannot fail to impress on so many levels, with viewing essential to fully appreciate the size and calibre of the accommodation on offer.



The Seller's View

"We have loved making this house our home and will be particularly sad to leave."

One of our favourite features is the generous garden, with beautiful views across the neighbouring horse paddocks.

We have loved having so much space to enjoy and make the most of, particularly when entertaining family and friends.

The house has also been ideal for running our business from home, giving us the flexibility and space to work comfortably while still enjoying home life.

From summer barbecues and drinks in the garden to cosy evenings indoors, we have made so many wonderful memories here. It really has been a special home for us..."



" We love the garden and beautiful views....."

Tenure:
Freehold

Local Authority:
Wychavon District Council

Council Tax Band:
E

Services:
Mains electricity & water are connected.
Drainage is to a septic tank

Heating & Glazing:
An oil-fired central heating system is installed,
as is upvc double glazing

Mobile:
Good outdoor (Ofcom)

Broadband:
Superfast broadband is available in this location
(Ofcom)

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Amenties/Distances

Hartlebury C of E Primary School 1.4 miles

Stourport Town Centre 2.0 miles

Hartlebury Railway Station 2.2 miles

Stourport High School 2.3 miles

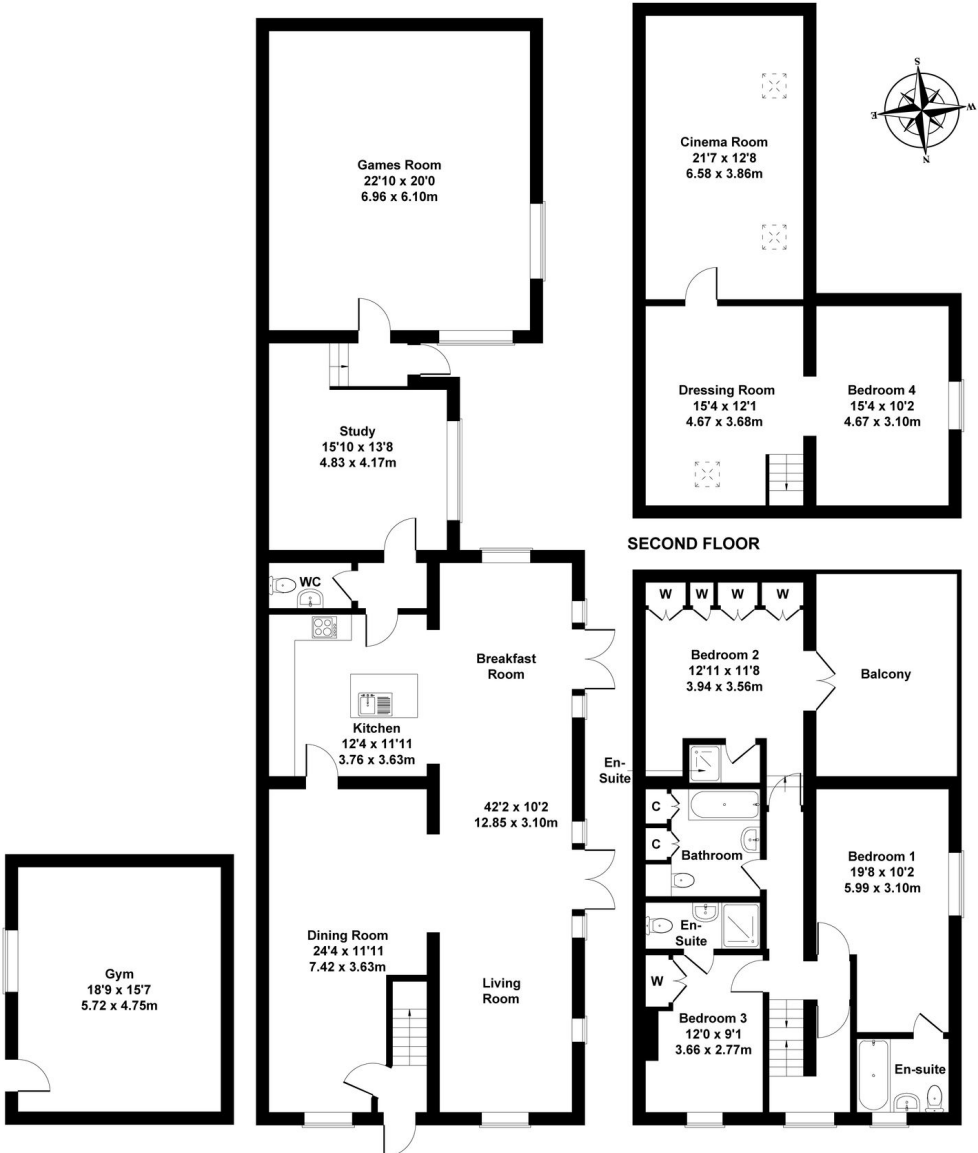
Worcester City Centre 10 miles

Motorway (M5 j6) 11 miles

Birmingham City Centre 23 miles

Birmingham Airport 33 miles

Ivydene, Chadwick Bank
Approximate Gross Internal Area
3358 sq ft - 312 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		



About the Area

Stourport-on-Severn

Stourport (pictured top and bottom right) is a lively riverside Georgian town, set on the banks of the River Severn, which was developed with the building of the Staffordshire-Worcestershire Canal in 1771. By the late eighteenth Century, the town had become the busiest inland port in the Midlands after Birmingham.

Nowadays, the award winning historic Georgian canal basins are home to nearly 100 narrowboats and river crafts, a popular destination to residents and tourists alike. In 2023 the town was awarded Inland Heritage Port status.

Hartlebury

Hartlebury (bottom left) is a rural village in North Worcestershire, much favoured by commuters to Worcester and Birmingham, not least because of it's railway station providing a regular service between both cities, as well as excellent main road links to all local commercial centres and the motorway network.

The village provides a thriving community with a primary school, general store & post office, a couple of village inns, church, village hall and the historic Hartlebury Castle, home to the Bishops of Worcester for over 1000 years and now home to the County Museum.

Worcestershire

A county of changing landscapes where you can easily escape to the country whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation, with good access to the motorway network.

North of Worcester the River Severn meanders on towards the Wyre Forest and Severn Valley, where the north-west tip of the county gives way to rural Shropshire amidst the most glorious and unspoilt countryside.





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David Jones

North Worcestershire Prestige Property Expert

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