Cherry Orchard
Gorst Hill, Rock, DY14 9YP

Bewdley 3 miles, Worcester 16 miles, M5 (J5) 16 miles, Birmingham 27 miles
(All mileages are approximate)

A spacious and beautifully presented country home.

Reception hall | Drawing room | Kitchen/breakfast room | Dining room
Sitting room | Study | Utility | Cloakroom | Boot room
Four bedrooms | Three bathrooms
Garage | Outbuildings | Garden

In all about 1.47 acres

Worcester
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Situation
Cherry Orchard is a delightfully situated country home, quietly located on a leafy country lane in this pretty rural area. It is well placed for commuters to Birmingham & the West Midlands conurbation and The Georgian riverside town of Bewdley is close by.

Nearby Kidderminster has a wider range of facilities and the thriving cathedral city of Worcester has a wide range of shopping and recreation facilities including County cricket, Premiership rugby and horse racing on the banks of the river Severn.

The nearest railway station is at Kidderminster, where there are regular trains to Birmingham and then onto London.

For sale freehold
Cherry Orchard is an attractive country home with spacious and well proportioned accommodation extending to over 3,300 square feet. Features include stone built inglenook fireplaces in the two principal reception rooms, solid oak joinery, travertine floors and an impressive panelled hallway.

The stylish and modern kitchen has bespoke units and integrated appliances under solid worktops with a central island unit.
The layout is versatile and allows for a self-contained annexe with a separate entrance. The space at the east end of the house could provide an office, games room, ground floor bedroom or ancillary accommodation and could incorporate the integral garage if needed.

There are two large bedroom suites, one with a large balcony, and each with built in wardrobes and bathrooms with bath, separate shower and two washbasins. There are two further double bedrooms and a family bathroom on the first floor.
Gardens and outbuildings

There are beautifully landscaped gardens with mature boundary hedges, specimen trees and large expanses of lawn. There is a separate vehicle access at the top of the garden to the detached timber outbuilding (25' x 12'), currently used as a garage and workshop.

At the front of the house, gates lead to a gravel turning and parking area, providing space for several vehicles.

Services

Mains water, electricity and drainage. LPG central heating boiler.

Fixtures & Fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

Local Authority

Wyre Forest D.C. Tel: 01562 732928
Council Tax Band G (£3020 for 2019/20)

Directions (DY14 9YP)

From Kidderminster take the A456 Bewdley bypass. Pass Wharton Park Golf Club and continue for 2 miles before turning left at The Royal Forrester pub in to Bliss Gate Road. After a short distance, fork right onto Pound Lane then take the first turning on the left. The gate to Cherry Orchard is first on the left.
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller’s Solicitors.

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