



Charlbury House  
Bayton, Kidderminster, Worcestershire, DY14 9LJ

# An immaculate four-bedroom detached property situated in an idyllic village with a wonderful garden and far-reaching views.

Clows Top 1.8 miles, Cleobury Mortimer 2.4 miles, Tenbury Wells 8.5 miles, Kidderminster 11 miles, Worcester 18.8 miles

Entrance Hall | Kitchen | Dining room | Sitting room | Four bedrooms (Two en-suite) | Study | Family bathroom | Double garage | Parking | Utility room | garden | EPC D

## The Property

Charlbury House is a superb detached property situated in an idyllic village position with far-reaching countryside views

The property is entered via the first floor which offers a spacious and light entrance hall that leads to the kitchen and dining room. The modern kitchen is fitted with excellent units including a gas hob, dishwasher, an eye-level electric Neff cooker and microwave and an American fridge freezer. The far-reaching views from the kitchen are wonderful. The dining/sitting room boasts generous proportions, providing a light and inviting atmosphere. Glass sliding doors open onto a raised UPM ProFi Decking with a glass balustrade. The sitting room benefits from a brick-faced fireplace fitted with a Clear View log-burning stove. Original glass panels offer light from the hallway into the sitting room. On the first floor, there are three

double rooms one of which has an en-suite shower room and another, fitted wardrobe space. The family bathroom is on this floor.

The lower ground floor comprises; the main bedroom and newly fitted en-suite shower room. The bedroom has fitted wardrobes and a glass sliding door into the garden. The study is also on the ground floor. The double garage provides ample storage. From the garage, there is a utility room, fitted with units, a sink and plumbing for a washing machine. A newly commissioned Worcester Heatslave Two is located in the garage.

## Outside

Charlbury House benefits from a wonderful garden. The garden is mainly laid to lawn with some exceptionally well stocked herbaceous borders and shrubbery throughout. There is a raised UPM ProFi Decking attached to the rear of

the property and a paved terrace, perfect for al-fresco dining. There is a garden shed for storage. To the front of the property, there is ample parking for four cars and a smaller garden.

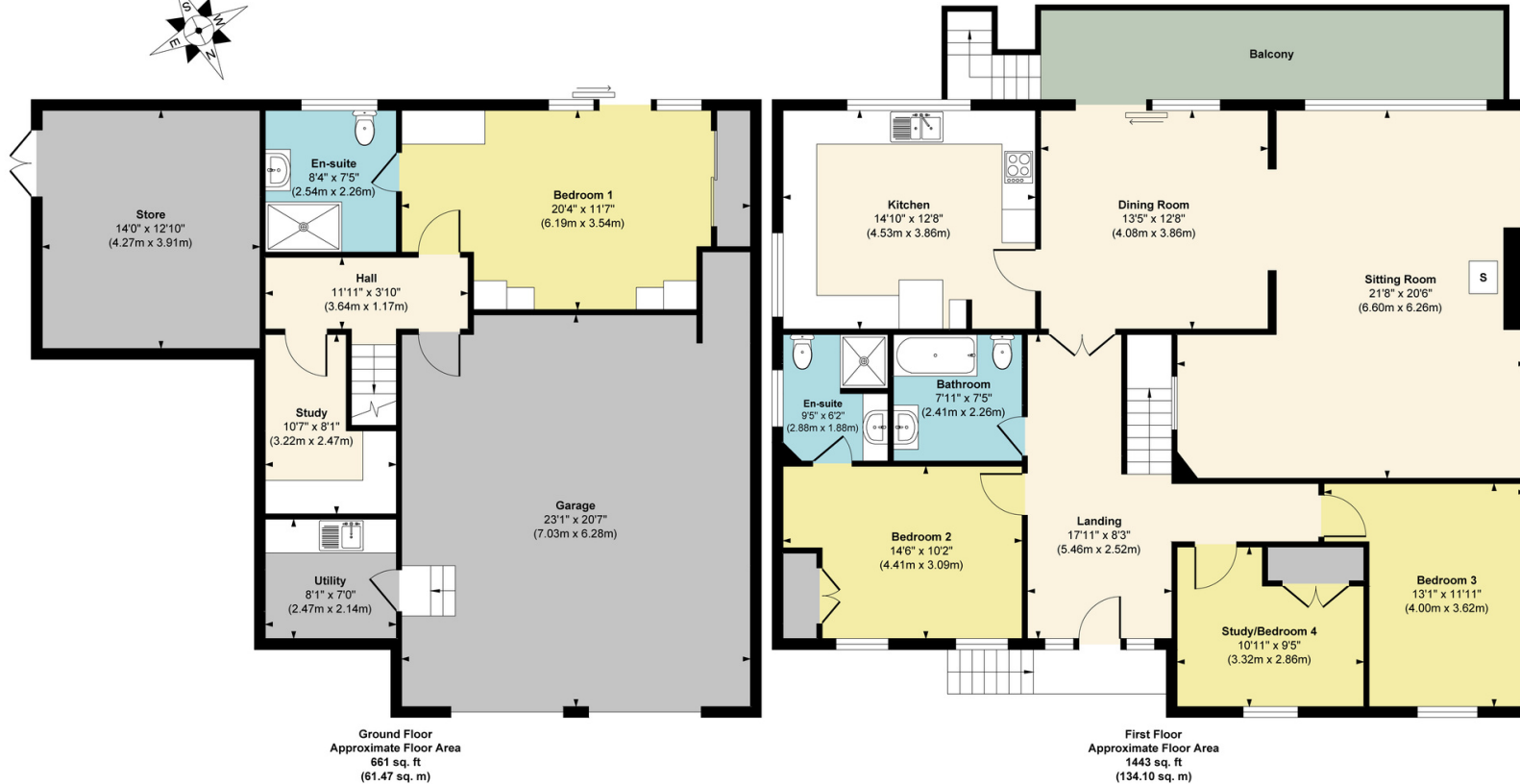
## Situation

Charlbury House is situated within the idyllic rural village of Bayton. The village offers a superb primary school with an Outstanding OFSTED, there is also a Nursery in the same area, a village hall and a church. Just over a mile away is the village of Clows Top, offering a village shop for everyday items. Just further afield is the market towns of Cleobury Mortimer and Tenbury Wells both offering supermarkets, shops, cafes, restaurants and much more. Kidderminster can be reached at 11 miles away and offers a wider range of facilities and a train station connecting to the wider network.





## Charlbury House, Bayton, Kidderminster, DY14 9LJ



**Approx. Gross Internal Floor Area**  
Main House = 2104 sq. ft / 195.57 sq. m  
Garage = 479 sq. ft / 44.52 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions:** From Clows Top, follow the signposts for Cleobury Mortimer. Continue on this road for about 0.4 miles and turn left signposted for Bayton. Continue for 1.6 miles and turn left at the junction. Follow the road around for about 400 feet, the property will be on the left-hand side indicated by its name plaque.

What3words-///oblige.stupidly.bubbles

**Local Authority:** Malvern Hills Council.

**Services:** Mains water and electricity.  
Private drainage. Oil central heating.

**Council Tax:** Band F

**Wayleaves, easements and rights of way:**  
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



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**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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated April 2024. Photographs dated April 2024. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX