



The Soundings

7 Park View Terrace, Worcester WR3 7AG

Andrew Grant



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5 Bedrooms



4 Receptions



3 Bathrooms

**Freehold / 2,880 sq. ft.
Guide price £750,000**

KEY FEATURES:

- Five double bedrooms
- Ground floor underfloor heating
- Home office/snug
- Conservatory
- Private 40ft riverside mooring
- Fishing rights
- Ample off-road parking
- Double garage
- Large private garden

A fantastic riverside property in the centre of Worcester.

The Soundings is a fabulous modern family home with many spacious rooms, located on a quiet leafy street to the north of Worcester city centre.

Complete with a 40ft private mooring and fishing rights to the River Severn.

SITUATION

Perfectly located away from hustle of the city, but close enough that you can walk into the centre. Benefiting from excellent transport links; Worcester Foregate Street Railway Station is 1.3 miles away. M5 Junction 6 is just around 4 miles away. The Racecourse, Gheluvelt Park, and excellent local schools are all just a short walk away.

The Soundings enjoys a convenient location ideal for the modern day commuter with superb proximity to the A38, M5 and the national motorway network, as well as excellent rail connections. The setting offers wonderful footpaths and bridleways providing endless opportunities for all country, leisure and equestrian pursuits. There is a golf course on the doorstep. The nearby cathedral and university city of Worcester offers excellent local shopping, leisure and educational facilities.



DESCRIPTION

The property is entered from an enclosed porch into a large reception hall with doors leading to the ground floor accommodation. The large dining room overlooks the front via a delightful bay window, it has a feature gas fireplace with an ornate stone surround and is large enough to comfortably hold an 8-place table and chairs.

There are double doors opening to the very pleasant and light reception room which also has a feature gas fireplace with an ornate stone surround and a set of French doors opening out to the decking area looking down over the garden. A further door also leads back into the kitchen.

The kitchen breakfast room, accessible from the hallway or reception room is a magnificent family space that overlooks the garden. Fitted with bespoke handmade wall and floor white Shaker-style units complimented by a beautiful, polished stone surface. Integrated appliances include a double oven, an electric induction hob, fridge freezer and dishwasher.

The large peninsula provides breakfast bar seating plus there's space for a breakfast table and chairs. There is also a door leading out to the decking area providing the perfect place for alfresco dining and entertaining.

From the kitchen heading to the front of the property is a useful utility room with plumbing for appliances, the snug/home office, shower room and WC, plus access to the integral double garage which has electronically operated up and over doors.

In the opposite direction from the kitchen is another set of French doors leading to the generous family room, previously used as a billiards room, it has sliding doors connecting to the conservatory. The conservatory features full height glazed windows providing uninterrupted views across the private and well-established garden.

To the first floor are five double bedrooms including the impressive main suite which has fitted furniture including triple double wardrobes, an ensuite shower room and sliding doors to the balcony from where to admire the breath-taking views.

Bedrooms two, three and five provide ample storage thanks to an array of beautifully fitted wardrobes and bedroom four is currently being used as a home office. All are serviced by a luxurious family bathroom with large, raised corner bathtub, as well as a WC and basin set within a fitted furniture unit.













Outside

The private front is accessed via ornate electronically operated gates and has a moulded decorative driveway providing ample secure parking for several vehicles.

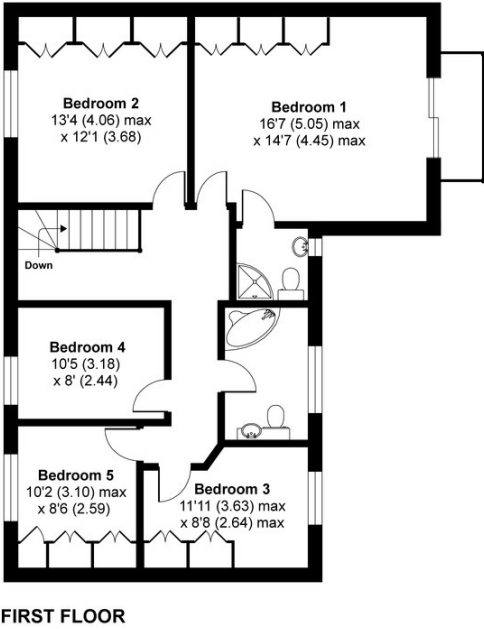
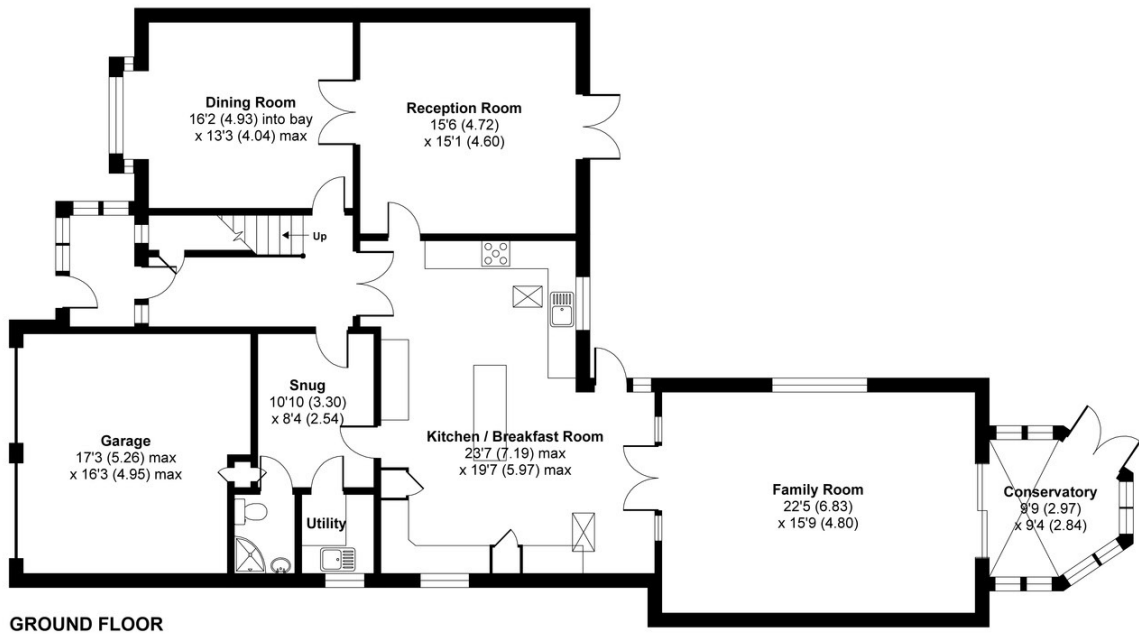
The west-facing private rear gardens are the key feature of this home. The decked area accessible from the sitting room, kitchen and conservatory is ideal for both morning coffee and evening drinks and leads to a beautifully landscaped planting area, which in turn leads to the expansive lawn. Bordered by established trees and shrubs, this garden is your very own private retreat.

There are sheds providing useful storage as well as the stunning summer house – and the best part of all, past the lawn steps lead down to your own private 40ft mooring on the banks River Severn and access directly onto the river (there is no public footpath on this side of the riverbank). Plus, the river here is deep enough to keep and launch a boat.



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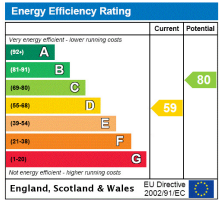
Approximate Area = 2614 sq ft / 242.8 sq m
Garage = 266 sq ft / 24.7 sq m
Total = 2880 sq ft / 267.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 707296



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Andrew Grant
T: 01384 370 232
E: hello@andrew-grant.co.uk

