



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

5 WOODSTON OAST HOUSE

WOODSTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8JG

GUIDE PRICE

£525,000



**A SUPERB HIGH QUALITY OAST HOUSE CONVERSION IN AN EXCLUSIVE DEVELOPMENT
WITH OUTSTANDING VIEWS ACROSS THE TEME VALLEY.**

- KITCHEN/FAMILY ROOM
- SPACIOUS SITTING ROOM
- UTILITY ROOM & CLOAKROOM

- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- SHOWER ROOM

- LARGE SINGLE GARAGE
- ALLOCATED PARKING SPACES
- ATTRACTIVE LEVEL GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 5.5 miles, Ludlow – 15 miles, Kidderminster – 15 miles, Worcester – 18 miles, M5 Junction 6 – 19 miles, Birmingham – 34 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge at The Talbot Inn keep straight onto the A443 for Worcester and after 1.8 miles turn left onto the Woodston Manor farm drive and then fork left onto the Woodston Oast House driveway and the property will be found around to the right as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is set well back off the road amidst beautiful Teme Valley countryside and is approached via a right of way across a tarmac farm drive. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, primary and secondary schools, and a range of clubs and societies. The popular Lindridge C of E Primary School is within walking distance. Lindridge is on a bus route and there is a regular service which runs between Tenbury Wells and Worcester, as well as a school service.

Viewing is essential to fully appreciate everything 5 Woodston Oast House has to offer including the fantastic views, stunning accommodation and beautiful gardens. The property is a very well-appointed and high quality character conversion forming part of a substantial late Victorian hop kiln. The property occupies the most desirable setting on the exclusive development, and enjoys outstanding views across farmland and the Teme Valley beyond. The prime corner plot incorporates a generous garden with a sunny south-west facing aspect. The property has been superbly maintained by the present owners, and benefits from deluxe modern kitchen and bathroom suites, UPVC double glazing throughout, LPG gas fired central heating, a security alarm system, a garage and ample parking space.

ACCOMMODATION

The entrance lobby with fitted cupboard and cloaks cupboard has French doors opening into the generous entrance hall with adjacent cloakroom which has a pedestal basin, wc and heated towel rail. The open plan kitchen/family room has an Amtico wood effect floor, a range of contemporary Minerva white laminate kitchen units incorporating a sink, integral CDA appliances including an electric oven, induction hob with extractor hood over, dishwasher, fridge and freezer, and French doors opening onto the garden. The utility room has plumbing for a washing machine and space for an undercounter fridge/freezer.

Stairs rise up from the entrance hall to the first floor landing. The very spacious sitting room has a dual aspect from which the garden and fantastic views can be enjoyed. A double bedroom is also set on this floor.

Stairs rise on up to the second floor landing with vaulted ceiling. The vast master bedroom set in the hop kiln has fitted wardrobes with mirror fronted doors and a feature spiral staircase rises up to a mezzanine ensuite bathroom which has a freestanding bath, a vanity basin unit, wc, heated towel rail, and a glazed porthole exposing the rotating kiln cowl. There is a further double bedroom with fitted wardrobes with mirror fronted doors, and a shower room with a shower in a large cubicle, pedestal basin, wc

and heated towel rail. The Worcester Bosch boiler is situated in an accessible loft space above the shower room.

OUTSIDE

The south-west facing enclosed gardens are level and mostly laid to lawn with attractive and well-established shaped borders host to an array of perennials and specimen shrubs, and a generous patio entertaining area for al fresco dining and enjoying the sunny aspect.

There are two parking spaces on the gravel driveway adjacent to the property and across the driveway is a garage block which has a further parking space in front of the property's single garage (20'1" x 9'3") with an up and over garage door, power and light. The development also has allocated visitor parking.

SERVICES

Mains water and electricity are connected. LPG gas fired central heating – Callow Gas managed metered supply. Shared private drainage.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2441-1150-2102-1641>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

The property is subject to service charges relating to the communal areas of the development – please contact the Agent for further information.

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

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LONDON SHOWROOM

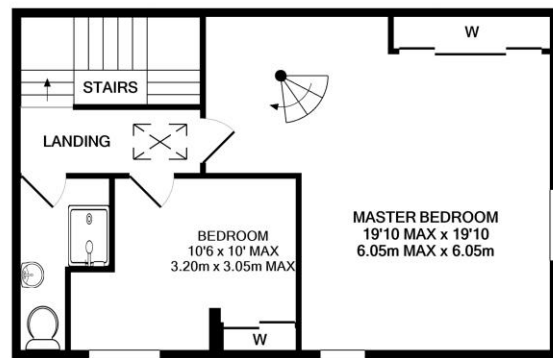
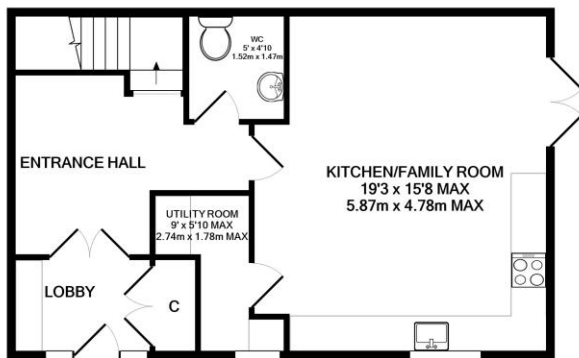
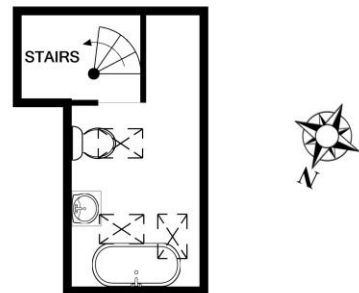
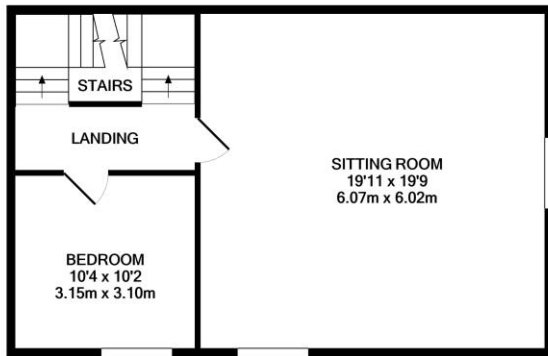
121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 5th May 2022

Particulars prepared May 2022 and updated April 2023.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.