



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

COPPICE RIDGE

LOCKHILL, UPPER SAPEY,
WORCESTERSHIRE, WR6 6XR

GUIDE PRICE

£650,000



A WELL-APPOINTED DETACHED BUNGALOW WITH ATTRACTIVE GARDENS, PARKING AND GARAGING ON A GENEROUS PLOT IN A POPULAR EDGE OF VILLAGE SETTING WITH LOVELY RURAL VIEWS.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- MASTER BEDROOM & ENSUITE
- GUEST BEDROOM & ENSUITE
- TWO FURTHER BEDROOMS & BATHROOM
- INTEGRAL DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING
- LARGE MATURE GARDENS

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Stanford Bridge – 2.9, Clifton-upon-Teme – 3.3, Great Witley – 5.5, Bromyard – 6.5, Tenbury Wells – 8, Worcester – 14.5, Kidderminster – 15.5, M5 Junction 7 – 17.5, Hereford – 20.5, Birmingham – 33.

SITUATION & DESCRIPTION

Coppice Ridge is nestled amidst beautiful rolling countryside at the end of a small and exclusive cul-de-sac in the popular village of Upper Sapey and is within walking distance of Sapey Golf Club and The Baiting House which is a well renowned country inn featured in the Michelin Guide. The property is just a short drive from the Mill Farm Country Retail Shopping Centre which is host to a variety of shops and services at Stanford Bridge, and the market towns of Tenbury Wells and Bromyard, and the city of Worcester are all within easy reach. The property is within the Brockhampton Primary School and Queen Elizabeth High School, Bromyard school catchment areas, and the Great Witley Surgery catchment area.

Coppice Ridge is a well-appointed and well-maintained detached bungalow of about 1,650 sq ft with mellow brick elevations under a tiled roof constructed circa 1990 and set in about 0.3 acre (tbv) of grounds with a generous parking area, attached double garage, and established gardens. The property has been well-maintained and updated by the present owner and benefits from modern kitchen and bath/shower room suites, UPVC framed double glazed windows and doors throughout, solar panels and oil fired central heating.

ACCOMMODATION

French doors open into the porch with a glazed door through to the wide entrance hall with walk-in cloaks cupboard, cloakroom with hand basin and wc, and an airing cupboard with shelving. The kitchen/breakfast room has a range of pale grey base and wall units incorporating a stainless steel sink/drain, with space for a cooker with an extractor hood over, plumbing for a dishwasher and space for an undercounter fridge. The adjacent utility room has a range of wooden base and wall units incorporating a stainless steel sink/drain, with plumbing for a washing machine, and housing the Worcester Greenstar Heatslave 25/32 boiler, with a part glazed door to outside. Steps from the entrance hall lead down to the spacious living room which has a large feature brick fireplace which formerly housed a woodburning stove (not in use, but could be reinstated), a bay display window and sliding doors which open onto the patio. There is a separate dining room. The master bedroom has an ensuite with a non-slip tiled floor, a Mira Sport electric shower in an extra large cubicle, a pedestal basin and wc. The guest bedroom also has an ensuite with a non-slip floor, Triton Opal electric shower, pedestal basin and wc. There are two further bedrooms and a family bathroom with a bath with a Triton Opal electric shower over, a pedestal basin and wc.

OUTSIDE

The gated gravel driveway provides ample parking and turning space and leads to the integral double garage with electric garage door, power, light and a pedestrian door to the rear opening onto a path with an adjacent integral and secure garden store.

The front garden has lawns with attractive shrub and flower borders. Paths lead around each side of the bungalow to the south-west facing and terraced rear garden which has a stone paved patio entertaining area for al fresco dining, a level lawn and established shrub and flower borders. Steps lead down to a further expanse of sloping lawn with shrub

and flower borders, and beyond is an area of woodland with a path giving access to Church Lane.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Shared private drainage.
Solar panels.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2537-3624-2200-0757-5206>

FIXTURES & FITTINGS

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

TENURE

Freehold

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
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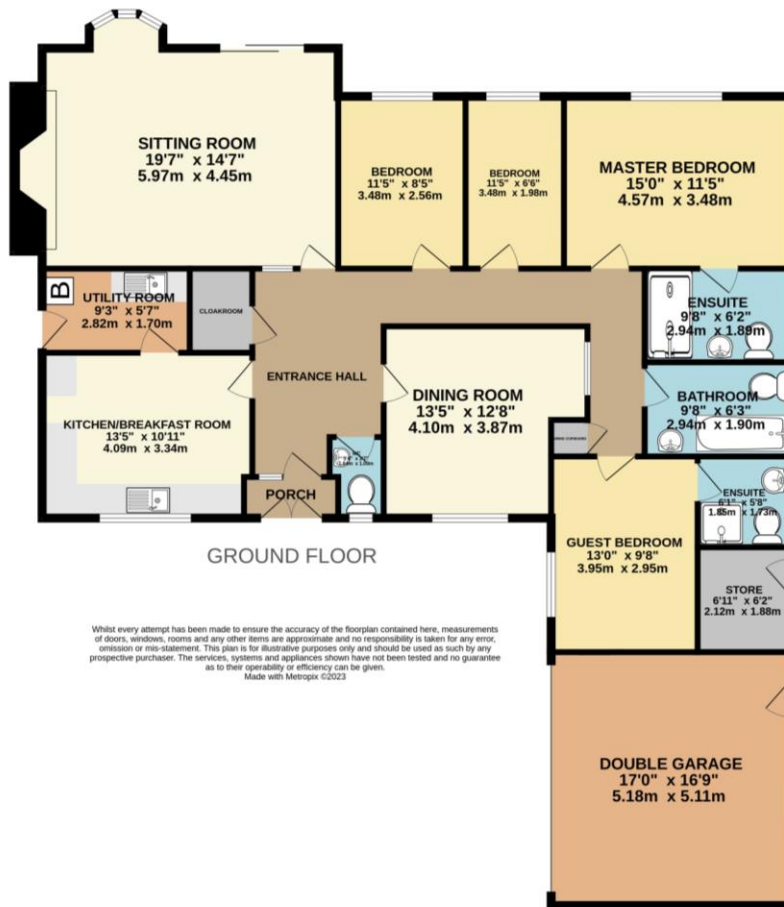
Photographs taken on 27th March 2023

Particulars prepared April 2023 and updated 12th May 2023.

what3words: ///flannel.dolls.grumbles







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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.