



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 2 BIRCHLEY FARM COURT

BOCKLETON ROAD, OLDWOOD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8PW

GUIDE PRICE  
**£475,000**



**A CONTEMPORARY EXTENSION AND CONVERSION OF PART OF A PERIOD FARMHOUSE  
ENJOYING OUTSTANDING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CELLAR UTILITY SPACE
- MASTER BEDROOM WITH ENSUITE & BALCONY
- TWO FURTHER ENSUITE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- USEFUL OUTBUILDING
- AMPLE DRIVEWAY PARKING
- SOUTH FACING GARDEN

**NICK CHAMPION LTD**

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### APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2.5, Bromyard – 9, Leominster – 9.5, Ludlow – 12.5, Kidderminster – 20.5, Worcester - 24, M5 Junction 6 – 26.5, Birmingham – 39.

### DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 and after 1.4 miles on Oldwood Common turn left onto Bockleton Road signed Bockleton/Hatfield/Pudleston and after 1.2 miles the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

### SITUATION & DESCRIPTION

2 Birchley Farm Court is set back off the Bockleton Road within an exclusive courtyard farmhouse and barn conversion development and is surrounded by beautiful rolling countryside, just a short drive from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

2 Birchley Farm Court is an attached individual conversion of a period farmhouse retaining character features including the original oak staircase, and benefits from a modern extension completed in 2020 which has created a large contemporary living space and provided ensuite bathrooms to the two principal bedrooms. The property benefits from double glazing, oil fired central heating with a modern Worcester combi boiler, ample parking space and a south facing garden.

### ACCOMMODATION

A canopy porch over the part glazed entrance door which opens into the entrance hall which has a feature tiled floor and a part glazed door to the garden. The ground floor shower room has a Triton Enrich shower, pedestal basin and wc. The kitchen/breakfast room has grey fitted units and an island incorporating a ceramic sink/drain, a Flavel multifuel range cooker with an extractor hood over, space for a fridge/freezer, undercounter fridge, plumbing for a dishwasher, and housing for the Worcester oil fired combi boiler. An opening leads through to the dining room which has a window seat and shutters (not in use), and fitted shelving. The full length living room has an Ebley woodburning stove on a plinth with a tiled hearth, and a pair of French doors opening onto the garden.

Oak stairs from the entrance hall rise up to the first floor landing with exposed floorboards. The master bedroom has an exposed brick wall, a walk-in wardrobe with hanging rails and shelving, and an ensuite with a roll top bath, thermostatic shower, pedestal basin and wc. A glazed door opens onto a new glazed balcony seating area ideal for soaking up the evening sun and enjoying the wonderful views. A second double bedroom has a pair of built-in cupboards and an ensuite with a roll top bath, thermostatic shower, pedestal basin and wc.

Stairs from the landing rise up to the second floor play room/study with exposed floorboards and a door leads through to the third bedroom, also with exposed floorboards and an ensuite with a roll top bath and combination hand basin and wc.

Steps from the entrance hall lead down to the tanked cellar which is split into two sections and has a utility area with plumbing for a washing machine and space for a tumble drier, and a storage area with an access hatch to outside.

### OUTSIDE

The brick block paved, concrete and gravel driveway provides ample parking space leading to a useful store

shed (13'9" x 12'4") with double doors, a concrete floor, and constructed of timber and stone elevations under a corrugated roof. There are gravel and paved areas for pots and raised stone flower and shrub beds flank the driveway entrance.

A gated side access leads through to the south facing garden which has a patio seating area with steps up to a lawn and a gravel path leads around to a timber garden shed (8' x 6'), timber garden room (8'5" x 7'11" max), and to a second gravel seating area which can also be utilised for additional parking with a vehicular right of way and an electric gate leading from the Birchley Farm Court courtyard.

There is an additional gravel area against the eastern elevation of the property with space for pots and currently utilised as a drying area.

### SERVICES

Private water – bore hole.

Shared private drainage – sewage treatment plant.

Mains electricity is connected.

Oil fired central heating. Bottle gas to range cooker.

### LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

Council Tax Band E

### ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9050-2219-7309-2602-7045>

### 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 Joint Sole Agents: – Nick Champion

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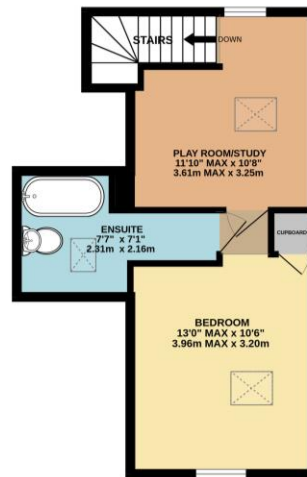
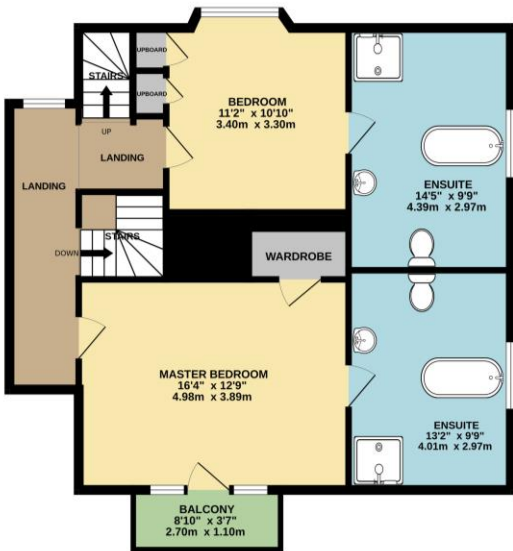
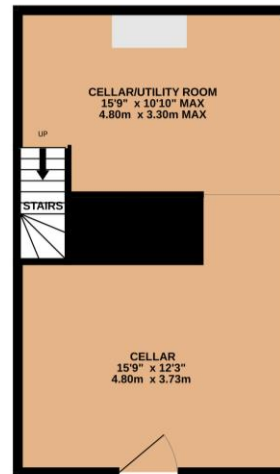
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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