



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

ORCHARD HOUSE

EARDISTON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8JH

GUIDE PRICE

£475,000



**AN ATTRACTIVE, WELL-APPOINTED AND VERSATILE MODERN DETACHED HOUSE
WITH VIEWS ACROSS OPEN FARMLAND IN A POPULAR AND ACCESSIBLE VILLAGE.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- STUDY/SNUG
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM & SHOWER ROOM
- UTILITY ROOM
- DRIVEWAY PARKING
- SOUTH FACING GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 7, Cleobury Mortimer – 9, Bewdley – 9.5, Kidderminster – 13.5, Ludlow – 16.5, Leominster – 16.5, Worcester – 16.5, M5 Junction 6 – 17, Hereford – 27, Birmingham - 32.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 signed Kidderminster and proceed for 3.4 miles before keeping straight to continue on the A443 in the direction of Worcester and after 3.2 miles turn right into Pensmill Close and take the first right and the property is the second on the left hand side.

SITUATION & DESCRIPTION

The property is situated in the popular and accessible village of Eardiston, just a short drive away from Tenbury Wells. 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, swimming pool and gym, primary and secondary schools, and a range of clubs and societies. The property is within the Lindridge C of E Primary School and Tenbury High Ormiston Academy catchment areas. The property is on a bus route with a regular service between Tenbury Wells and Worcester, as well as a school service.

Orchard House is a spacious and versatile modern detached house constructed circa 2010 of attractive mellow brick elevations under a tiled roof with dormers, and provides immaculate and well-appointed accommodation. The property has a ground floor bedroom and shower room, and would be well suited to multi-generational living if required. The property benefits from UPVC framed double glazing, a quality finish, oil fired central heating, ample off road parking and a level south facing rear garden.

ACCOMMODATION

A part glazed door opens into the entrance hall with understairs cupboard. The kitchen/breakfast room has a range of fitted wooden units incorporating a stainless steel sink/drainer with integral appliances including a Bosch electric double oven and hob with extractor hood over, a Bosch dishwasher and Zanussi fridge/freezer. The utility room has fitted wooden units, plumbing for a washing machine, space for a tumble drier, housing for the Ariston boiler and a part glazed door to outside. The spacious sitting room has a Franco Belge woodburning stove on a tiled hearth with a brick surround, and French doors opening onto the rear garden. The dining room also has sliding doors opening onto the rear garden. The study/snug could be utilised as a fifth bedroom. A ground floor double bedroom is serviced by an adjacent shower room with Grohe shower, pedestal basin, wc and heated towel rail.

Stairs from the entrance hall rise up to the first floor landing with airing cupboard and store cupboard. The master bedroom has an ensuite with a thermostatic shower, pedestal basin, wc and heated towel rail. There are two further double bedrooms, both with eaves storage. The family bathroom has a bath, Grohe shower, pedestal basin, wc and heated towel rail.

OUTSIDE

The gated gravel driveway provides ample parking and turning space and is flanked by a lawn with shrub and flower borders. Paths lead around the side of the property past a timber garden shed to the south facing rear garden which has a patio entertaining area, lawn, shrub and flower borders.

SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2739-3921-0200-9772-5200>

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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www.nickchampion.co.uk

Photographs taken on 7th July 2023

Particulars prepared August 2023.

what3words: ///broom.hacksaw.rides







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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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.