



Stepaside, Boraston Lane, Tenbury Wells.

G HERBERT  
BANKS

EST. 1898

Stepaside  
Boraston Lane  
Tenbury Wells  
Worcestershire  
WR15 8AL

A character detached period house in a generous garden.

Walking distance of Tenbury.

Reception Hall, Sitting Room, Dining Room, Fitted Kitchen, Breakfast Area, Utility Room, Bathroom.

3 Bedrooms and Shower Room.

In all about 1263 sq.ft

Garage, car parking and outbuildings.

Set in about 0.33 of an acre of lawned gardens.

## Situation

Stepaside is situated in Boraston Lane close to splendid open countryside yet a short walk away from the town centre. Tenbury Wells is a small market town close to the Herefordshire and Shropshire borders with a lovely main street and fine period buildings. It provides an extensive range of amenities including both junior and senior schools, a variety of independent shops, cafes, restaurants/pubs and a leisure centre with swimming pool. Further amenities include a Tesco supermarket, doctors, dentist, vets and The Regal, a wonderful Art Deco theatre and cinema.

There is good access to the highly regarded towns of Ludlow, Leominster and Worcester. There are rail links from Ludlow, Worcester and Kidderminster.

## Description

Stepaside is a most delightful period home which has been in the same family ownership since 1969, although tired in places the house has successfully retained some attractive features and provides further potential to modernise or possibly extend (subject to the necessary planning consents)

The central reception hall has a fine stained glass entrance door and understairs cupboard. There are 2 well-proportioned reception rooms, both with fireplaces including the fine original one in the dining room.

Fairly modern fitted kitchen with a range of units and freestanding electric cooker. An archway leads to a breakfast area. Utility room and ground floor bathroom.

A central landing gives access to the 3 bedrooms and a shower room.

## Outside

Attractive well-established rectangular corner plot which frames the house nicely. There is a mixture of hedging, timber summer house, shed and concrete patio.

Small garage and tarmac drive.



## GENERAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Gas central heating.

### Local Authority

Malvern Hills District Council Tel: 01684 862151

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

### Directions

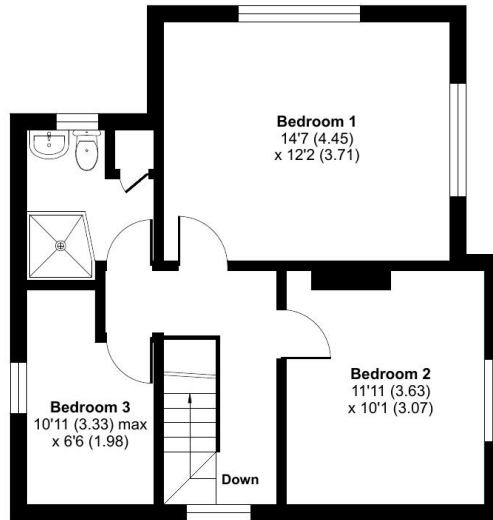
From Worcester take the A443 to Tenbury Wells, bypass the town centre and continue for a further short distance before turning right into Boraston Lane. The property will then be found ahead on the right-hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

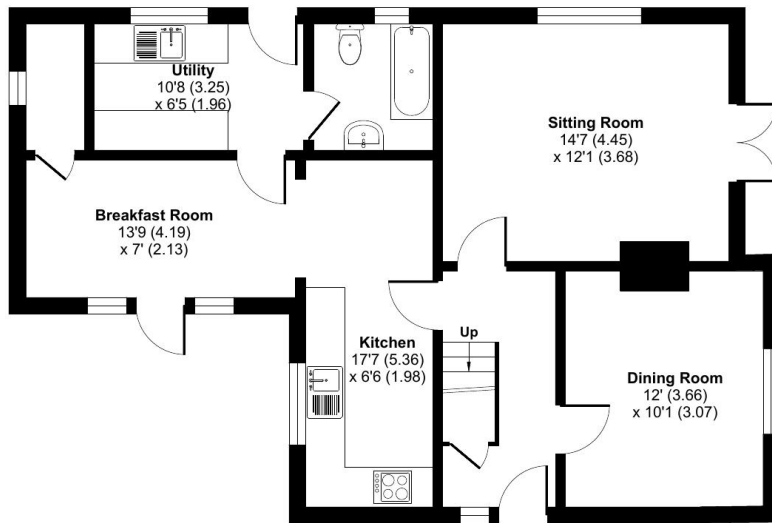
# Boraston Lane, Tenbury Wells, WR15

Approximate Area = 1263 sq ft / 117.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for G Herbert Banks LLP. REF: 1031639



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