



Spring Bank, 6 Church Close, Upper Sapey, Worcestershire

**G HERBERT
BANKS**

EST. 1898

Spring Bank
6 Church Close
Upper Sapey
Worcestershire
WR6 6TL

A beautifully presented village house with a striking interior.

Tucked away position at the head of a small close.

Popular village on the Worcestershire/ Herefordshire borders.

Large Porch, Entrance Hall, Cloakroom, Reception Hall, Superb Generous Lounge, Impressive Dining Kitchen, Utility Room.

4 Double Bedrooms, En-suite Shower Room and Excellent Family Bathroom.

In All About 1466 sq.ft.

Garage, Splendid Outbuilding with Bar, Delightful Landscaped Gardens.

Situation

Upper Sapey is a small Herefordshire village with the beautiful St. Michael and All Angels Church, Village Hall, the highly regarded Baiting House Country Inn with Michelin Guide recommended food and Sapey Golf Club.

More comprehensive amenities including both junior and senior schools are available in the historic market town of Bromyard which is about 6 miles distant and Tenbury Wells 7 miles distant. The highly regarded Chantry Senior school is also around 7 miles distant. The cathedral cities of both Hereford and Worcester are both very accessible.

Worcester has good M5 motorway links via Junctions 6 & 7 to the North and South of the city and a direct rail service to Birmingham and London Paddington, as

does Hereford. There is also the new Worcester Parkway station to the south of the city.

Description

Spring Bank is a fabulous 1990s built house which has been refurbished and remodelled by the present owners to a very high standard. There are many outstanding features both externally and internally including Karndean floors to a number of ground floor rooms and replacement double glazed windows.

It is an outstanding family home approached by a large porch with log store facility. This leads to the entrance hall with refitted contemporary cloakroom. An attractive inner reception hall with understairs desk leads to the principal ground floor rooms. The striking lounge has a new woodburning stove with oak timber over. There is an excellent refitted dining kitchen with a comprehensive range of cabinets, breakfast bar, AEG induction hob, AEG electric double oven, integral fridge and ceiling spot lighting. Separate attractive dining area.

Lying off the dining kitchen is a well-appointed utility room/laundry with feature wall cabinet with compact Belfast sink unit, plumbing for washing machine and doors to the exterior and garage.

The first floor is served by a central landing with 4 double bedrooms including the generous master with full width range of wardrobes and a superb en-suite shower room. The family bathroom is very impressive with re-fitted white suite, excellent cupboards and lovely tiled floor.

Outside

Single garage with up and over door, power and lighting.

Gravel driveway and lawned fore garden with well stocked borders. There is gated side access with log store.

The most delightful landscaped rear garden is a wonderful feature. It includes the splendid timber outbuilding currently used as a very enjoyable bar but also well suited as a home office or gym/studio.

This rear garden provides several timber decks, a lawn and attractive borders with plants and shrub. A timber gate and 2 sets of steps with rockery garden, leading down to the lower timber deck and frontage onto the Sapey Brook.

GENERAL INFORMATION

Services

Mains electricity and water. Communal septic tank. LPG gas central heating.

Local Authority

Herefordshire Council Tel: 01432 260500

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

www.gov.uk/find-energy-certificate.

The EPC was carried out in October 2023 with a rating 72/C potential 79/C.

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

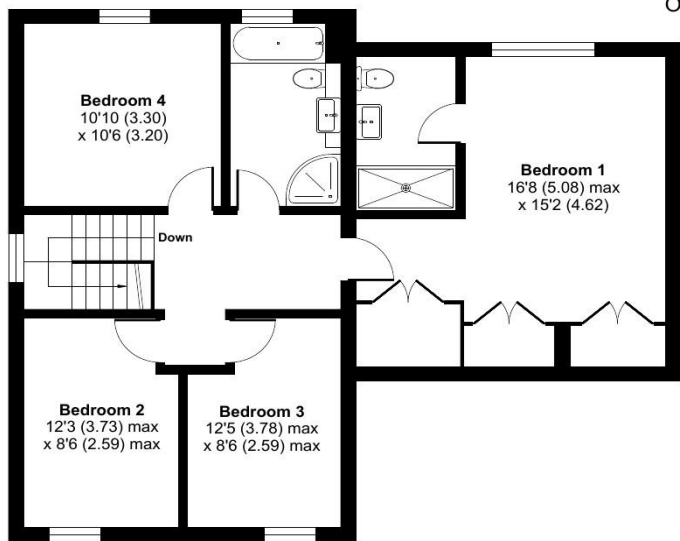
Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

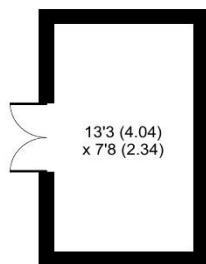
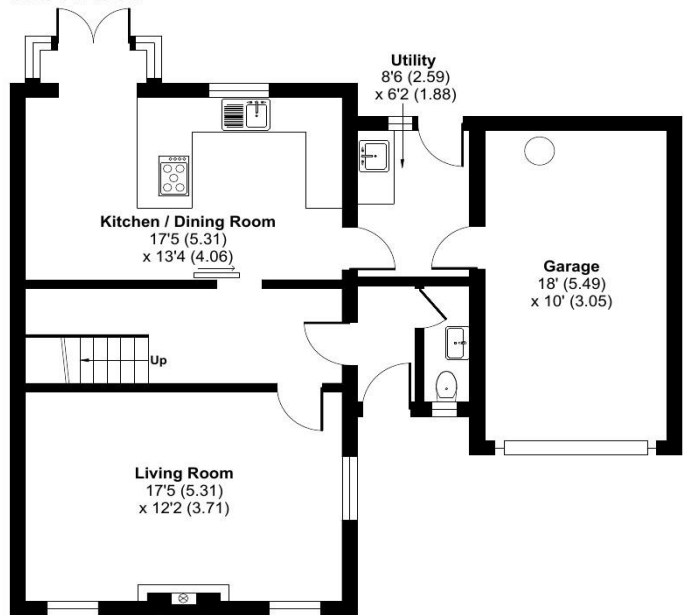
From Great Witley take the B4203 signposted to Bromyard. Proceed until reaching Upper Sapey before taking a right-hand turn signposted to Upper Sapey Church.

Approximate Area = 1466 sq ft / 136.2 sq m
 Garage = 180 sq ft / 16.7 sq m
 Outbuilding = 102 sq ft / 9.4 sq m
 Total = 1748 sq ft / 162.3 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

GROUND FLOOR



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