



HILLYFIELDS

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



NICK
CHAMPION

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

A SUBSTANTIAL DETACHED HOUSE SET IN BEAUTIFUL AND ESTABLISHED LEVEL GARDENS AND PASTURELAND WITH WONDERFUL FAR REACHING VIEWS ACROSS FARMLAND IN AN ACCESSIBLE RURAL LOCATION.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS AND STUDY
- GARDEN/PARTY ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER DOUBLE BEDROOMS
- SINGLE BEDROOM
- FAMILY BATHROOM
- UTILITY ROOM AND CLOAKROOM
- DOUBLE CARPORT AND DRIVEWAY PARKING
- ATTRACTIVE AND ESTABLISHED LARGE GARDENS
- PASTURELAND
- IN ALL ABOUT 1.67 ACRES (TBV)

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2, 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 0.7 mile the property will be found on the right hand side.

SITUATION & DESCRIPTION

Hillyfields is set back off the Bockleton Road within its own grounds, and is surrounded by beautiful rolling countryside. The property is 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. Hillyfields is within the catchment areas for Tenbury C of E Primary School and Tenbury High Ormiston Academy and is on the school bus route. There are several excellent private schools in the locality including Moor Park, Lucton School, The King's School and RGS in Worcester, and Hereford Cathedral School, and transport to these schools is available locally.

Hillyfields is a substantial detached country residence constructed circa 1930 of brick elevations under a clay

tilled roof which underwent a significant extension in 1996, with the addition of the fantastic and versatile garden room in 2005 which is perfect for hosting parties. The property is set within stunning gardens and grounds and is a wonderful family house which benefits from Clearview woodburning stoves, a handmade kitchen incorporating an AGA, double glazing throughout, and mains gas fired central heating. The property would benefit from some cosmetic updating, and is offered for sale with no upward chain.

ACCOMMODATION

An inset porch has a part glazed door opening into the entrance hall with an understairs cupboard. The kitchen/breakfast room has an Aga, a range of handmade cream painted wooden units with granite worktops incorporating a Belfast sink, an integral Bosch dishwasher and Zanussi fridge freezer, and there is a matching dresser and bay window seat. French doors open into a large garden/party room with a tiled floor, French doors opening onto the garden, a Clearview woodburning stove and seating and dining areas. From the kitchen pretty stained glass double doors open into a snug/dining room with a bay window and a cast iron open fireplace with a wooden surround. The sitting room is located at the far end of the house and has a triple aspect, a bay window, French doors opening onto the garden and a Clearview woodburning stove on a quarry tiled hearth with a brick surround. The study, a cloakroom with a vanity basin, high

level flush wc and door to outside, and the utility room with a Belfast sink, plumbing for a washing machine, space for a tumble dryer, housing for the Baxi boiler, a store cupboard, and a glazed door to outside, are all located off the hall.

Stairs from the entrance hall rise up to the first floor landing. The triple aspect master bedroom has an ensuite with a jacuzzi bath, Mira Excel shower in a separate cubicle, pedestal basin and wc. There are three further double bedrooms, one of which has a bay window and a decorative cast iron fireplace (not in use). There is a single bedroom which could also be utilised as a nursery/dressing room/sewing room with fitted storage. The family bathroom has a double ended bath, a thermostatic shower, a pedestal basin, wc and heated towel rail.

OUTSIDE

A gated sweeping gravel driveway leads to a generous parking and turning area and to the timber double carport (18'8" x 17'2") with attached store (13'10" x 5'4") currently utilised as a log store. The exquisite landscaped gardens envelope the property and incorporate large level lawns, established shaped beds and borders which are well stocked with a wide variety of ornamental trees, shrubs and flowers. On the west side of the property is a full length patio entertaining area perfect for making the most of the summer evenings and the stunning views and has a pergola and a raised deck for a table and chairs, and is flanked by a pond. There is a large box profile lockable

workshop/garden store. The property also has a level paddock interspersed with ornamental and fruit trees of about 1 acre (tbv) which can be accessed via the garden or a separate gated access off the Bockleton Road. In all the property extends to about 1.67 acres (tbv).

SERVICES

Private water supply via a borehole.
Mains gas and electricity are connected.
Gas fired central heating – Baxi boiler.
Gas fired Aga.
Private drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Further details are available upon request or by following the link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/5600-4763-0122-3127-3523>

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

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

FIXTURES & FITTINGS

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

METHOD OF SALE

The property is for sale by private treaty.
Guide Price: £750,000

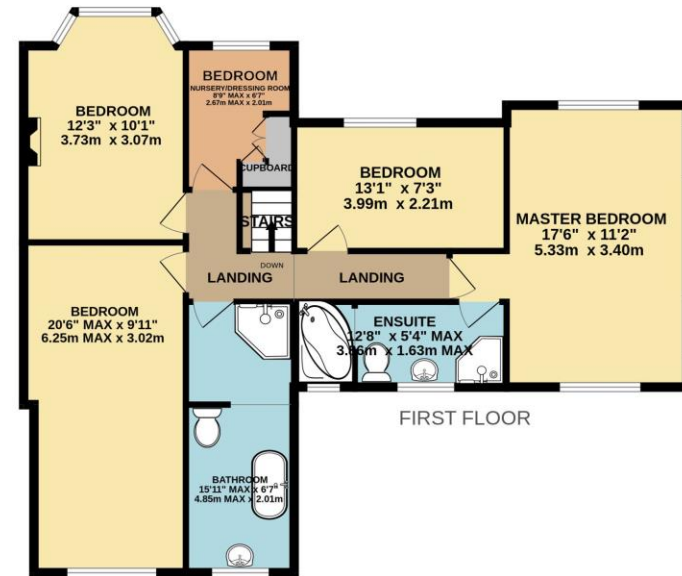
VIEWING

Strictly by prior appointment with the Joint Sole Agents: –
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PHOTOGRAPHS TAKEN: 26th May 2022 PARTICULARS PREPARED: March 2024 PARTICULARS UPDATED: 16.05.24 and 16.08.24



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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.







