



3 Cutmill Gardens, Eardiston, Tenbury Wells, Worcestershire

G HERBERT  
BANKS

EST. 1898

3 Cutmill Gardens  
Eardiston, Tenbury Wells  
Worcestershire  
WR15 8JP

An excellent modern family home in this popular Teme Valley village.

Reception hall, cloakroom, lounge, dining room, conservatory, refitted kitchen.

4 bedrooms, en-suite shower room, family bathroom. Air source heating.

**In all about 1416 sq.ft**

2 Garages, gardens including a parcel of land with frontage onto the Dumbleton Brook.

### Situation

3 Cutmill Gardens is situated off the main road in the centre of this Teme Valley village. Eardiston has an active village hall and there is the nearby St Lawrence Primary School at Lindridge.

Tenbury Wells is a well-regarded market town with an extensive range of amenities including both junior and senior schools, a Tesco supermarket, number of independent shops, pubs and restaurants, doctors and dentist surgeries and the wonderful Art Deco Regal Theatre and Cinema.

There is good main road access to Worcester with its 2 rail stations together with the Parkway, park and ride to the south of the city. Leominster, Ludlow and Kidderminster have good retail connections. There is M5 motorway access via junctions 5 at Wychbold and 6 and 7 to the north and south of Worcester.

The Teme Valley is an incredibly beautiful area with stunning undulating countryside and many rewarding walks and countryside pursuits.

### Description

A very appealing village home built in 1992 and being ideally suited for a family. It has been significantly improved by the present owners to include oak floors to a number of rooms, a superb refitted kitchen and an LG air source heat pump.

The house is approached by an entrance porch and reception hall with cloakroom off. There is a good size lounge with brick fireplace with woodburning stove, separate dining room which leads directly to the conservatory.

An excellent feature is the refitted Wren kitchen with an extensive range of cabinets and ladder radiator. Range of appliances including AEG gas hob (propane gas supply) AEG dishwasher, AEG integral fridge freezer, Zanussi electric oven and plumbing for washing machine.

The first floor provides a central landing and 4 bedrooms, the Master with an en-suite shower room with double shower cubicle and a family bathroom.

### Outside

Two garages, one with roller shutter door and Tempest heat cylinder.

The property owns the driveway off the A443 with an adjoining parcel of grassed land and frontage onto the Dumbleton Brook.

There is a tarmac driveway with lawned fore garden and twin gated side access.

Rear landscaped tiered garden with lawns, timber sleepers and shrubbery border.

## GENERAL INFORMATION

### Services

Mains electricity and water. Private drainage. Air source heat pump supplying radiators.

### Local Authority

Malvern Hills District Council Tel: 01684 862151

### EPC Rating

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

[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in January 2024 with a rating 65/D; potential 77/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 by Appointment

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

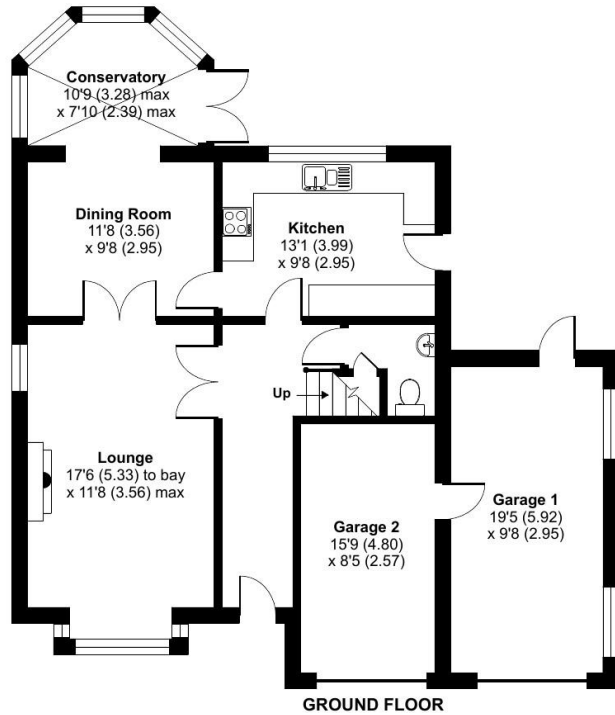
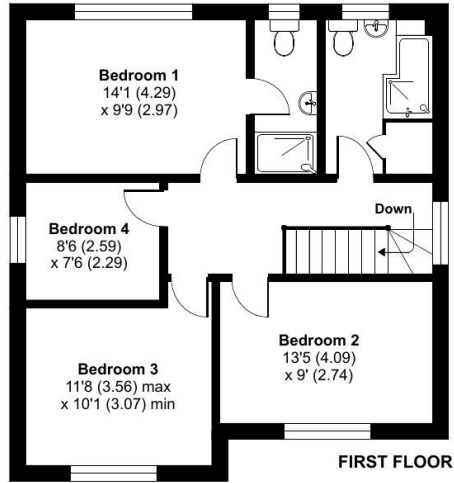
### Directions

From Worcester take the A443 signposted to Tenbury Wells. Upon reaching the village of Eardiston take a right-hand turn into Cutmill Gardens as indicated by the G Herbert Banks for sale board. The hose will be found on your left-hand side.

Sales particulars produced January 2024



Approximate Area = 1416 sq ft / 131.5 sq m  
 Garage = 322 sq ft / 29.9 sq m  
 Total = 1738 sq ft / 161.4 sq m  
 For identification only - Not to scale



**G HERBERT  
BANKS**

EST. 1898

01299 896 968  
 info@gherbertbanks.co.uk  
 www.gherbertbanks.co.uk

The Estate Office, Hill House  
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

