



The Nook, Clifton-upon-Teme, Worcestershire

G HERBERT
BANKS

EST. 1898

The Nook
44 The Village
Clifton-upon-Teme
Worcestershire
WR6 6DH

A wonderful village house with superb family accommodation.

Reception Hall, Study, Striking Living/Dining Kitchen, Side Hall, Cloakroom, Lounge, Laundry Room.

4 double bedrooms, 2 with converted loft space over, en-suite shower room and family bathroom.

In All About 2243 sq.ft.

Long single garage and large rear garden.

CHANTRY CATCHMENT

Situation

The Nook is situated in a conservation area in this very pretty village street. Clifton has a wonderful historic main village street with many charming cottages and houses, the village provides an excellent range of local amenities including a junior school and nursery, a village store, 2 pubs, an active village hall, playing fields and the splendid C13-C14 St Kenelm Church. The property lies within the catchment of the highly regarded Chantry senior school at Martley.

More extensive amenities are available in the nearby historic market towns of Tenbury Wells and Bromyard together with the Cathedral cities of Worcester and Hereford.

Clifton lies within the incredibly pretty Teme Valley which provides many walking opportunities and other countryside pursuits.

Description

This stylish semi-detached house has been comprehensively refurbished and reconfigured by the present owners over the last 5 years. It provides a wonderful balance of living and bedroom accommodation. Complimenting the house is an attractive large enclosed rear garden.

A full internal inspection is essential to appreciate this lovely hone.

Period entrance door leads to the principal reception hall with Travertine tiled floor and staircase off. There is a useful study with oak floor.

The fabulous living/dining kitchen is a much enjoyed space and a real focal feature of the property. The living area has bi-folding doors to the rear and an oak floor. Leading directly off, is the large well fitted kitchen incorporating timber cabinets with granite working surfaces. A dresser type cabinet provides an integral fridge, China cupboard and larder. The excellent central island unit with granite has a fitted electric range cooker with contemporary extractor hood over and fitted Beko dishwasher.

The side hall has an oak floor, walk in cloak cupboard and separate fitted cloakroom. Beyond this is an attractive lounge with bi-folding doors to the rear. Laundry room with plumbing for washing machine, Worcester Bosch oil fired boiler, cupboard and door to the garage.

The first floor has a central landing giving access to 4 double bedrooms, several with fitted furniture. Two of these bedrooms have converted space over, both with roof lights. The generous master bedroom enjoys some fine rear views and has an en-suite shower room with high quality shower. There is also a family bathroom.

Outside

Long single garage with timber doors and power.

Splendid Rear Garden

An excellent feature of this superb home is the generous rear garden. It includes an initial astro turf area with adjoining timber deck and attractive pond. Gravel area with oil tank.

Lawned garden with several trees, small pond with timber bridge and timber shed.

This leads to a further lawned garden with shrubbery beds and additional concealed rear amenity area.

GENERAL INFORMATION

Services

Mains electricity and water and drainage. Oil central heating to 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.

The EPC was carried out in January 2024 with a rating 50/E; potential 64/D.

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

The cottage is in the centre of the village on your left-hand side as you are heading towards Tenbury Wells.



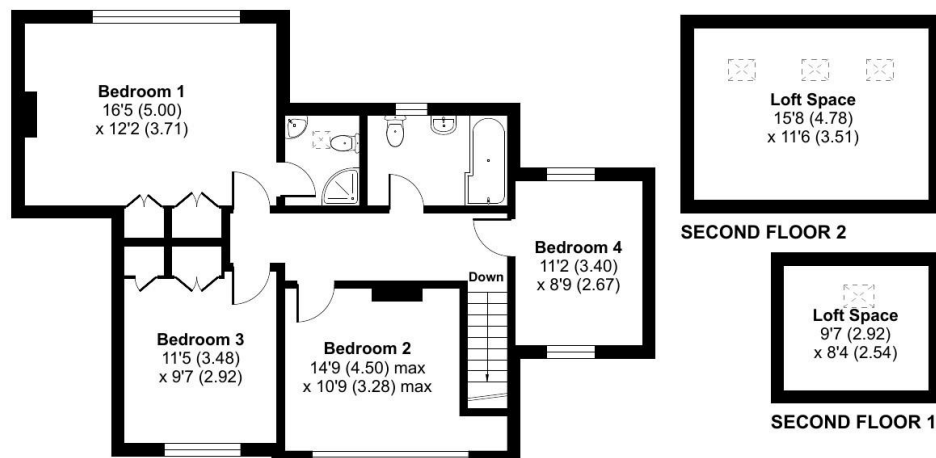
Clifton-on-Teme, Worcester, WR6

Approximate Area = 2243 sq ft / 208.3 sq m

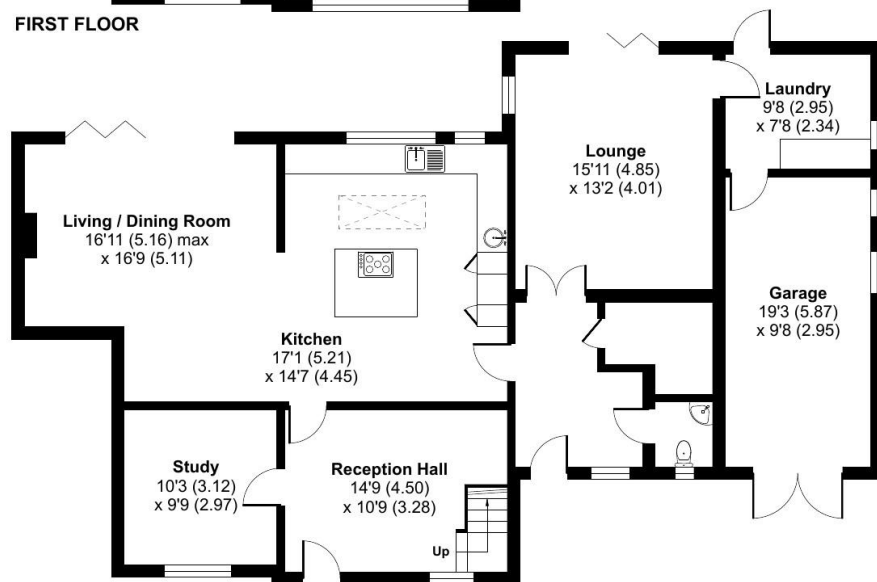
Garage = 266 sq ft / 24.7 sq m

Total = 2509 sq ft / 233 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



G HERBERT BANKS

EST. 1898

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