



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## GOODWOOD

2 THE VILLAGE, CLIFTON-UPON-TEME,  
WORCESTERSHIRE, WR6 6DH

GUIDE PRICE

**£295,000**



**A DETACHED COTTAGE WITHIN THE CONSERVATION AREA AND OVERLOOKING THE VILLAGE GREEN  
IN THE HIGHLY SOUGHT AFTER VILLAGE OF CLIFTON-UPON-TEME.**

- KITCHEN WITH LARDER
- LIVING ROOM
- GROUND FLOOR BATHROOM
- MASTER BEDROOM
- ENSUITE SHOWER ROOM
- SECOND BEDROOM
- ATTACHED GARAGE
- DRIVEWAY PARKING
- WEST FACING GARDEN

### NICK CHAMPION LTD

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# GOODWOOD, 2 THE VILLAGE, CLIFTON-UPON-TEME, WORCESTERSHIRE, WR6 6DH

## APPROXIMATE DISTANCES (MILES)

Martley - 3.5, Bromyard - 8, Tenbury Wells - 10, Worcester - 12, M5 Junction 7 - 14.5, Malvern - 16.5, Kidderminster - 17, Hereford - 22.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 before turning left onto the B4204 signed Clifton-upon-Teme and Rochford. Continue for 9.7 miles (going straight over at the Upper Sapey crossroads) and in Clifton-upon-Teme opposite The Lion turn right onto Pound Lane signed Whitbourne and Goodwood is the first property on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Goodwood is within the Conservation Area and overlooks the Village Green and is set in the heart of the popular village of Clifton-upon-Teme which benefits from a Village Shop and Post Office, two Public Houses, a Primary School and a regular bus service to Worcester. The property is within the catchment area for the highly regarded The Chantry School at Martley. There are abundant footpaths nearby for exploring the local countryside.

Goodwood is a detached cottage constructed in the early 18<sup>th</sup> Century of brick elevations under a clay tiled roof, with a single storey extension to the rear and the addition of an attached garage with room above in 2005. The property has a small garden and driveway parking space, and would benefit from some updating. The property is offered with no upward chain and would suit a wide variety of buyers including those looking for a holiday/second home, a buy-to-let investment or just to be within walking distance of local amenities.

## ACCOMMODATION

A glazed door opens into the spacious living room with exposed beams, an open fireplace with a stone surround, and an understairs cupboard. The kitchen has a range of cream laminate fitted units incorporating a sink/drain, an integral electric oven and hob with an extractor hood over, plumbing for a dishwasher, space for a fridge/freezer, and with a walk-in larder with shelving. The back hall has a part glazed door to outside, and leads to a bathroom with a bath with a Triton Avena electric shower over, a vanity basin unit, wc, heated towel rail, and an airing cupboard housing the hot water cylinder and shelving.

Stairs from the living room rise up to the first floor landing. The master bedroom has exposed floorboards and an ensuite with a Triton Jade II electric shower, a pedestal basin, wc, heated towel rail and built-in cupboards. The second bedroom has an overstairs store cupboard.

## OUTSIDE

A stoned driveway has parking space for three cars leading to the attached garage with wooden double doors, power, light, plumbing for a washing machine and a pedestrian door to the rear. The garden is a manageable size and incorporates a lawn, shrub and flower beds, flanked by established hedges to the front giving privacy, and a path leads around both sides of the property to a right of way leading out through a gated pedestrian access onto the road opposite The Lion.

## SERVICES

Mains water, drainage and electricity are connected. Electric night storage heating.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating F - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7034-3027-7300-0952-6296>

## FIXTURES & FITTINGS

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

## TENURE

Freehold

## VIEWING

By prior appointment with the Sole Agent: -  
Nick Champion - Tel: 01584 810555

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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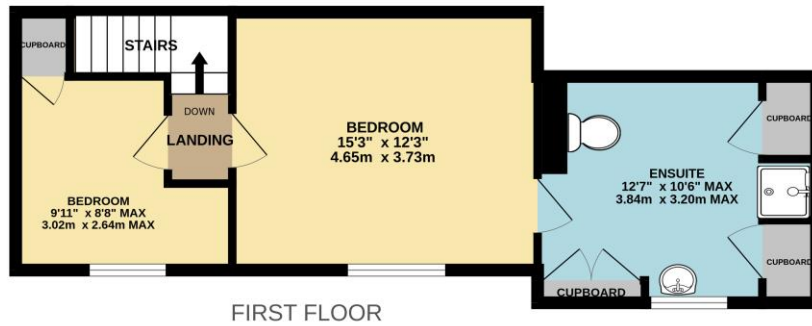
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Photographs taken on 8<sup>th</sup> March 2024

Particulars prepared March 2024.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.