



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## JASMINE COTTAGE

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8HA

GUIDE PRICE

**£375,000**



**A MODERN COTTAGE STYLE DETACHED HOUSE WITH DOUBLE GARAGE WITH ROOM ABOVE  
IN AN EXCLUSIVE DEVELOPMENT ON THE EDGE OF TOWN.**

- FITTED KITCHEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- CLOAKROOM AND UTILITY ROOM
- DOUBLE GARAGE AND PARKING
- ATTRACTIVE LEVEL GARDENS

**NICK CHAMPION LTD**

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## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.5, Ludlow – 9.5, Leominster – 10.5, Kidderminster - 18, Worcester - 22, M5 Junction 6 – 24

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 signed Shrewsbury/Leominster and proceed for 0.4 mile before turning right into a small cul de sac immediately before Northwick House as indicated by a Nick Champion arrow and the property will be found at the end on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated in a small and exclusive edge of town development of only three houses within level walking distance of the town centre. The market town of Tenbury Wells offers many facilities including a variety of independent shops, supermarkets and services, a good array of restaurants and pubs, primary and secondary schools, a doctors' surgery, cottage hospital, library, theatre/cinema, leisure centre with swimming pool and gym, and a range of clubs and societies. There are numerous dog walking opportunities along plentiful footpaths enabling you to explore the beautiful surrounding countryside, with several leading to the popular Burford House Garden Centre and Restaurant, an ideal pitstop for lunch or afternoon tea.

Jasmine Cottage is an attractive cottage style detached house constructed circa 1991 of mellow brick elevations under a clay tiled roof. The property has been improved by the present owners with the addition of a woodburning stove, redecoration throughout, an upgraded utility room and the installation of an external Worcester boiler. The property is set on a generous corner plot and the generous L-shaped level gardens are enhanced by a gravel seating area and attractive and established beds and borders. A large detached double garage with a room above provides the potential for a range of uses. The property benefits from UPVC framed double glazing and a security alarm system.

## ACCOMMODATION

A tiled rustic porch with part glazed door opens into the entrance hall with adjacent cloakroom with hand basin and wc. The spacious sitting room has a Woodwarm woodburning stove on a quarry tiled hearth with a brick surround and French doors opening into the conservatory which in turn has French doors opening onto the garden. The dining room is situated next to the kitchen which has a range of cream and pale blue base and wall units with wooden worktops incorporating a sink/drain, with integral appliances including a fridge, electric double oven, ceramic hob with extractor hood over, and a freestanding slimline dishwasher. From the kitchen a part glazed door opens into the utility room which has sage green fitted base units with wooden worktops, plumbing for a washing machine and a part glazed door opening onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing. The master bedroom has built-in wardrobes and an ensuite with a pedestal basin, wc and space and plumbing for a shower cubicle. There are two further bedrooms, one with fitted wardrobes. The bathroom has a bath with a Redring Super Extra electric shower over, a pedestal basin, wc and an airing cupboard with tank and shelving.

## OUTSIDE

The stoned driveway with adjacent lawn with shrub and flower borders has parking for two cars leading to the detached double garage (18'3" x 15'1" max) with two pairs of wooden doors, power and light, a pedestrian door to the

rear and stairs rising up to a landing with eaves storage opening into a room (12'5" x 10'11" max) which could be utilised as a treatment room/home office/studio and has eaves storage, a store cupboard and an adjacent cloakroom with hand basin and wc. The oil tank is housed in a gated enclosure to the side of the garage. A brick paved seating area is located next to the entrance and a wrought iron gate opens into the attractive enclosed rear garden with lawns, established shrub and flower borders and raised planters, a gravel al fresco entertaining area with ample space for a table and chairs, seating and pots.

## SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating – external Worcester boiler.

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9863-3911-2209-1709-5200>

## 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)  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

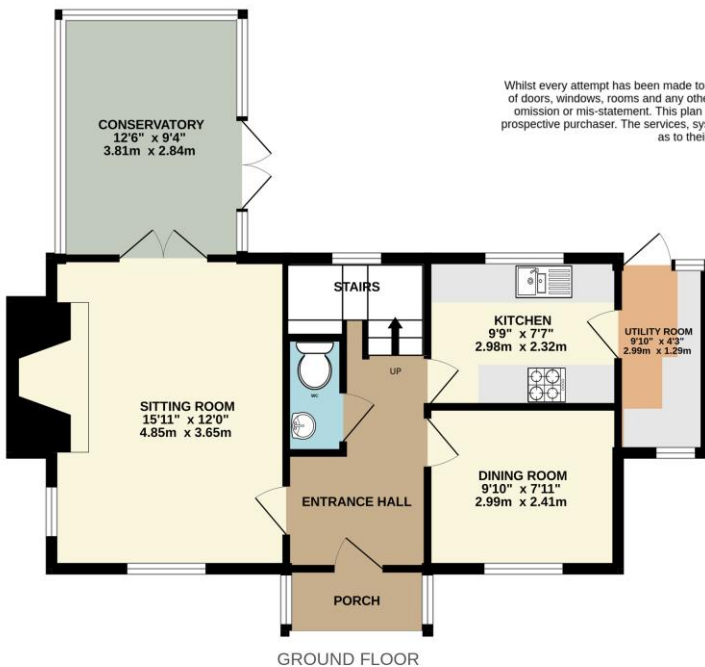
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Photographs taken on 13.04.24 and 19.12.24

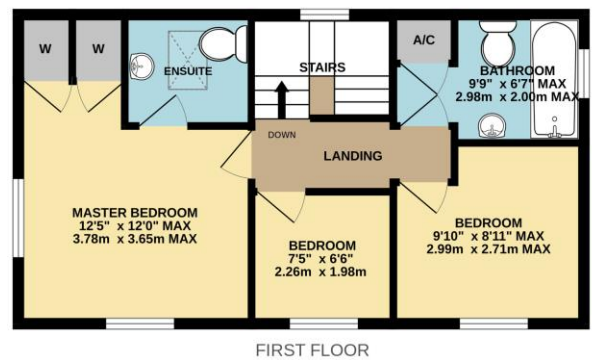
Particulars prepared April 2024 and updated: 19.12.24







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.