



Churchlands, Upper Sapey, Worcestershire

G HERBERT  
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EST. 1898

Churchlands  
Church Close, Upper Sapey  
Worcestershire  
WR6 6TL

An excellent detached dormer bungalow requiring upgrading.

Situated at the end of a private cul-de-sac location.

Spacious entrance hall, dining room, sitting room, breakfast kitchen, utility room, shower room.

2 ground floor bedrooms (one with en-suite shower room) 2 first floor bedrooms, bathroom

**In all about 2244 sq.ft**

Double garage, large tarmac driveway, wrap around garden. This property presents an opportunity to be a stunning bespoke home

**Offering No Onward Chain**

### Situation

Upper Sapey is a small Herefordshire village with the beautiful St. Michael and All Angels Church, Village Hall, the highly regarded Baiting House Country Inn with Michelin Guide recommended food and Sapey Golf Club.

More comprehensive amenities including both junior and senior schools are available in the historic market town of Bromyard which is about 6 miles distant and Tenbury Wells 7 miles distant. The highly regarded Chantry Senior school is also around 7 miles distant. The cathedral cities of both Hereford and Worcester are both very accessible.

Worcester has good M5 motorway links via Junctions 6 & 7 to the North and South of the city and a direct rail service to Birmingham and London Paddington, as does Hereford. There is also the new Worcester Parkway station to the south of the city.

### Description

Churchlands is a charming detached dormer bungalow built in 1995 and has been in the same ownership from new. The property features double glazed accommodation throughout.

Upon entering you are greeted by a spacious entrance hall with double doors opening into the dining room, which has an additional set of French doors leading to the garden. The large breakfast kitchen has a range of wall and floor mounted cabinets with working surfaces over, free standing BEKO dishwasher, Rayburn and an additional electric oven with hob. Adjacent to the kitchen is a useful shower room and utility area with exterior door.

Steps lead down to the left wing of the property where there is a generous sitting room with a feature fireplace surround (currently without a burner) and double French doors opening out to the side.

The ground floor provides 2 bedrooms, the master bedroom with fitted wardrobes and en-suite shower room.

To the first floor are 2 further bedrooms, family bathroom and access to eaves storage.

### Outside

Large tarmac driveway fronting the property with access to the double garage.

Churchlands sits in an expansive plot featuring a wrap-around private garden, gravel and patio area. The garden enjoys privacy being sheltered by large mature hedging.

## GENERAL INFORMATION

### Services

Mains electricity and water. LPG central heating. Communal drainage serviced by a Biodisc plant shared with 8 properties.

### Local Authority

Herefordshire Council Tel: 01432 260500

### 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 September 2023 with a rating 10/G potential 61/D.

### Viewing by Appointment Only

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

### 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.

### Directions

From Great Witley take the B4203 signposted to Bromyard. Proceed until reaching Upper Sapey before taking a right-hand turn signposted to Upper Sapey Church, the property is at the end of the cul-de-sac.

### What 3 Words

///routine.lavished.shovels

Sales particulars produced June 2024

GROUND FLOOR  
1705 sq.ft. (158.4 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 2244 sq.ft. (208.4 sq.m.) approx.

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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