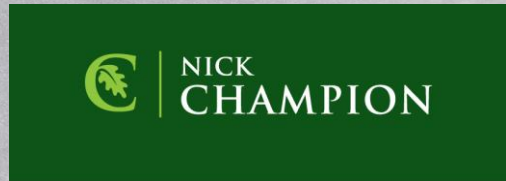




IVY VILLA

OLDWOOD ROAD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8TA



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A MOST DESIRABLE AND SUPERIOR FAMILY HOME IN AN ELEVATED EDGE OF TOWN SETTING WITH FAR REACHING VIEWS, BEAUTIFUL GARDENS, OUTBUILDINGS, A YARD, PADDOCK AND WOODLAND – IN ALL ABOUT 1.59 ACRES (TBV).

- OPEN PLAN KITCHEN/LIVING ROOM
- TWO RECEPTION ROOMS
- GARDEN/PARTY ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- UTILITY ROOM, GAME LARDER AND STORE
- GARDEN WC AND CELLAR
- AMPLE DRIVEWAY PARKING SPACE
- ATTRACTIVE AND ESTABLISHED LARGE GARDENS
- PADDOCK AND ORNAMENTAL WOODLAND
- OUTBUILDINGS, AGRICULTURAL STORE AND YARD

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 1, Leominster – 9, Ludlow – 11, Bromyard – 11, Kidderminster – 19, Worcester – 22.5, M5 Junction 6 – 25, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells, head south on the A4112 and after 1 mile the property will be found on the right hand side opposite the turning into Salt Box Lane as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Ivy Villa is set back off the Oldwood Road and is flanked by its own gardens and land, and from its prominent semi-elevated setting enjoys fine views across Tenbury Wells to Clee Hill. The property is within walking distance of The Fountain Inn at Oldwood, and there are an abundance of footpaths and bridlepaths within easy reach, as well as Oldwood Common which is a popular spot for dog walkers. Ivy Villa is just a short drive or 15 minute walk away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies. Ivy Villa is within the catchment areas for Tenbury C of E Primary School and Tenbury High Ormiston Academy, both of which are within walking distance. There are several excellent private schools in the locality including Moor Park, Lucton School, The King's School and RGS in

Worcester, and Hereford Cathedral School, and transport to these schools is available locally.

Ivy Villa is a substantial detached Victorian residence constructed circa 1889 of mellow brick elevations under a clay tiled roof. The property has been in the same ownership for over 30 years, and the present owners have kept the property in immaculate condition, updating it throughout whilst retaining many character features, and it also benefits from the addition of a modern open plan kitchen/dining/living room extension. The accommodation is well appointed and light and airy, with high ceilings and many dual aspect rooms. Ivy Villa is set in large established gardens, and has an array of useful outbuildings and a paddock. The property benefits from UPVC framed double glazing and mains services including gas fired central heating.

ACCOMMODATION

The entrance hall opens into the dual aspect sitting room which has a slate fireplace with a Clearview woodburning stove on a quarry tiled hearth, and a bay window; and the dual aspect dining room with an open fireplace in a gamebird tiled surround, a bay window, and exposed pine floorboards. From the entrance hall an archway leads through to the inner hall which in turn leads through to the open plan kitchen/dining/living room which has a seating area with a Clearview woodburning stove and fitted pine housekeeper's cupboards, a breakfast area with

an atrium skylight and French doors opening into the garden/party room, and the kitchen area which has a range of cream painted wooden fitted units with black granite worktops incorporating a stainless steel double sink, integral appliances including a fridge and dishwasher, a Rangemaster multifuel range cooker with extractor vents over, and a matching island unit. The adjacent utility room has a Millersdale stainless steel sink and double drainer, a Worcester combi boiler, an airing cupboard, space for white goods, a stable door to outside and a large walk-in store room. From the inner hall a door opens into the back hall/cloaks area which leads to the game larder which has a quarry tiled floor, fitted shelving and the original meat hooks, and to the garden/party room which has a brick floor and exposed brick walls, skylights, a glazed covered well (not in use) with feature lighting, a garden wc with a pedestal basin and wc, and a door which opens out into the rear courtyard.

From the inner hall pine stairs rise up to a half landing which has a cloakroom with a hand basin, wc and heated towel rail, and the stairs rise up to the gallery landing lit by the full height window on the stairs. The dual aspect master bedroom has fitted wardrobes with mirror fronted sliding doors, a vanity basin unit and an archway leads through to an ensuite with a Mira Sport electric shower, wc, bidet, heated towel rail and shelving. There are two further double bedrooms, both of which are dual aspect and have hand basins and fitted/built-in wardrobes. The

fourth bedroom is a small double. The family bathroom has a bath with a thermostatic shower over, a pedestal basin and wc.

From the inner hall a door opens onto steps which lead down to the cellar, which also has a secure external access via covered steps from the garden.

OUTSIDE

A gated tarmac driveway provides ample parking and turning space and is flanked by lawns and shrub borders which extend around the side of the property. A wicket gate leads through to the paddock, and a solid gate leads through to a raised patio entertaining area with steps down to the main expanse of level lawn bordered by established hedges to the north and east and shrub and flower beds to the south and west which are host to a huge variety of beautiful shrubs and perennial flowers. From the patio an archway leads through to a courtyard seating area with ample space for pots adjacent to the garden/party room, which has solid gates for vehicular access off the side lane. A path leads past raised vegetable beds and a range of outbuildings including a workshop (19'1" x 12'1") and implement shed (21'6" x 12'8") with power and light and a roller shutter door, an open store and dog kennel, and a second store, via a gate into the yard, which has a double gated access off the lane, a generous amount of hardstanding, and a modern open fronted four bay timber and box profile agricultural store shed (60' x 20'6"). A grass paddock with ornamental woodland border is accessed via the yard. In all the property extends to about 1.59 acres, 0.64 hectares (tbv).

ADDITIONAL LAND

An adjacent strategic field of about 2.71 acres is available by separate negotiation to purchase or lease.

UPLIFT CLAUSE

The property is sold subject to an overage of 30% for 30 years on the paddock, woodland, agricultural store shed and yard, payable on the implementation of any planning consent for any additional residential or commercial unit(s), in favour of the vendors and their successors – please contact the agent for further information.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating – Worcester combi boiler.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Further details are available upon request or by following the link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/2455-3040-1203-9854-3204>

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

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

FIXTURES & FITTINGS

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

METHOD OF SALE

The property is for sale by private treaty.
Guide Price: £850,000

VIEWING

Strictly by prior appointment with the Sole Agent: – Nick Champion
Tel: 01584 810555 E-mail: info@nickchampion.co.uk

To view all of our properties for sale and to let go to:-
www.nickchampion.co.uk
what3words: [///trade.butternut.table](https://www.what3words.com/#!/trade.butternut.table)

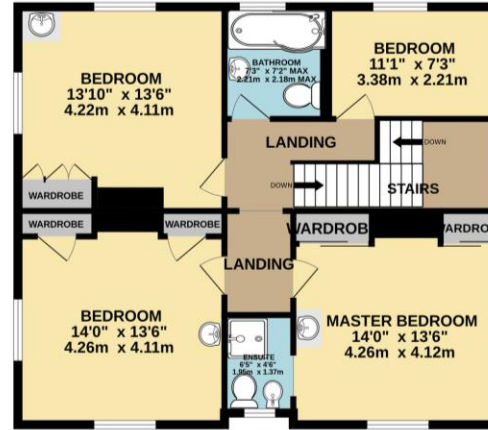


PHOTOGRAPHS TAKEN: 18th July 2024 PARTICULARS PREPARED: July 2024

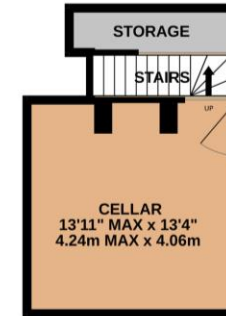


GROUND FLOOR

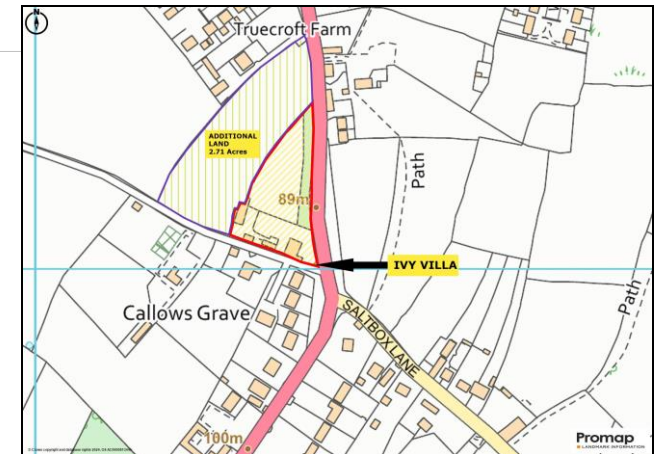
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FIRST FLOOR



CELLAR



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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.







