



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## CEDAR HOUSE

BROMYARD ROAD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8DA

OFFERS IN THE REGION OF  
**£350,000**



**A MODERN DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL AREA  
CLOSE TO THE SCHOOLS AND WITHIN WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- CLOAKROOM
- DRIVEWAY PARKING SPACES
- ENCLOSED GARDEN

### NICK CHAMPION LTD

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# CEDAR HOUSE, BROMYARD ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8DA

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.8, Leominster – 10, Bromyard – 10, Ludlow – 11, Kidderminster – 19, Worcester – 23, M5 Junction 6 – 24.

## DIRECTIONS

From Teme Street, Tenbury Wells, head south on the A4112 and after 0.4 mile turn left onto Bromyard Road. Continue for 0.3 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Cedar House is situated in a development of just four houses off the Bromyard Road which is a popular residential area. The property is within easy walking distance of the local primary and secondary schools and 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.

Cedar House is a spacious modern detached house completed circa 2011 and constructed of brick and part-rendered elevations under a tiled roof. The property has UPVC double glazed windows and doors, gas fired central heating, two driveway parking spaces and a generous enclosed rear garden. The present owners converted the integral garage into a spacious kitchen/dining room, and the existing kitchen now forms a useful utility/laundry room. The property has been extensively upgraded including the installation of a replacement ensuite, custom made blinds and redecoration throughout.

## ACCOMMODATION

An open porch leads to a partially glazed entrance door which opens into the entrance hall with laminate wood flooring and a cloakroom with a hand basin and wc. The kitchen/dining room has a laminate wood floor, a range of cream laminate fitted units incorporating a sink/drain, a freestanding Indesit gas range cooker with an extractor hood over, space for a tall fridge/freezer, a cupboard housing the Glowworm Ultracom 38 cxi gas fired boiler, and a partially glazed door to outside. The utility room has a tiled floor, cream laminate fitted base units incorporating a stainless steel sink/drain, plumbing for a washing machine and space for a tumble dryer. The full width sitting room has French doors opening out onto a raised patio.

Stairs rise up from the entrance hall to the first floor landing. The master bedroom has an ensuite with a Mira dual head thermostatic shower in a large corner cubicle, pedestal basin, wc and heated towel rail. There are two further double bedrooms and a generous single bedroom. The family bathroom has a bath, pedestal basin, wc and heated towel rail.

## OUTSIDE

The property is approached via a shared driveway off the Bromyard Road leading to the private tarmac driveway with one parking space and an adjacent gravel area with a further parking space. A gated side access leads to the generous rear garden which has a raised patio entertaining area, a lawn and a timber garden shed.

## SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7035-9825-8500-0033-0226>

## 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 Agent: –

Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs taken on 19<sup>th</sup> May 2025

Particulars prepared May 2025 and updated 7<sup>th</sup> July 2025.

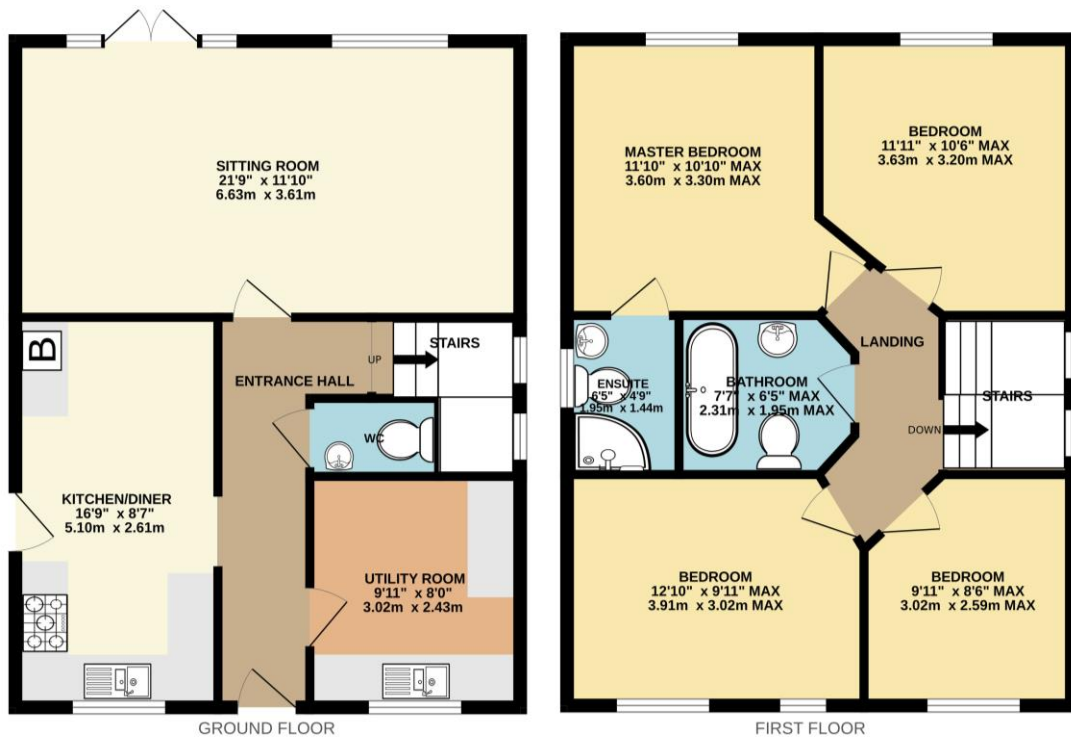
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.