



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

FOXWOOD COTTAGE

HOPTON BANK, HOPTON WAFERS, KIDDERMINSTER, DY14 0HE

GUIDE PRICE

£350,000



**A CHARMING DETACHED COTTAGE WITH A GENEROUS GARDEN
ENJOYING OUTSTANDING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- KITCHEN/DINING ROOM
- THREE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- SITTING ROOM
- SHOWER ROOM
- ESTABLISHED GARDEN

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Clee Hill - 2, Cleobury Mortimer - 3.5, Tenbury Wells - 7, Ludlow - 8, Bewdley - 11.5, Kidderminster - 15, Bridgnorth - 15, Worcester - 25, M5 Junction 6 - 25.5, Birmingham - 34.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Ludlow. Proceed for 0.2 mile before turning right onto the Clee Hill Road/B4214. Continue for 4.6 miles before turning right onto the A4117 signed Bewdley/Kidderminster/Cleobury Mortimer. Proceed for 2.1 miles and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Foxwood Cottage is situated in Hopton Bank, and from its accessible and elevated setting enjoys terrific views across the surrounding countryside. Hopton Bank has a petrol station with convenience store, and Hopton Wafers is home to The Hopton Crown, a popular local pub serving food. The market town of Tenbury Wells, Cleobury Mortimer and historic Ludlow are all just a short drive away and offer a good range of shops and services. The property is on a regular bus route from Ludlow to Kidderminster and is within the Farlow C of E Primary School and Lacon Childe School catchment areas.

Foxwood Cottage is a detached cottage constructed of stone and rendered elevations under a tiled roof. The cottage has been extended and also updated by the present owners with recent improvements including a modern external Worcester combi boiler and oil storage tank, an upgraded shower room suite, and redecoration and recarpeting of the master bedroom. The property benefits from ample driveway parking space and a detached garage, generous gently sloping gardens with a summerhouse, UPVC framed double glazing and oil fired central heating.

ACCOMMODATION

A part glazed door opens into the entrance porch with a tiled floor with a glazed door leading through to the kitchen/dining room which has a range of fitted units incorporating a stainless steel double sink and drainer, plumbing for a washing machine, space for a fridge/freezer and cooker, an understairs cupboard, and a part glazed door to outside. The sitting room has a wall mounted electric fire with a granite hearth.

Stairs from the kitchen/dining room rise up to the first floor landing. There are three bedrooms, one with a feature exposed stone wall. The shower room has a Triton T80 electric shower, a vanity basin unit, wc and heated towel rail.

OUTSIDE

A gated tarmac driveway has parking space for up to four cars leading to the detached timber single garage (14'9" x 13') with an up and over garage door. The enclosed garden has a patio al fresco entertaining area, a lawn, established shrub and flower borders, a timber summerhouse (9'8" x 7'7") with power and light, a timber garden shed (10' x 8'), and a gated pedestrian side access to the road.

SERVICES

Mains water and electricity. Private drainage - septic tank. Oil fired central heating - external Worcester combi boiler.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2095-5510-2025-8531>

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 Agents: -

Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

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

www.nickchampion.co.uk

what3words: ///introduce.appetite.masking

Flood Risk (Checked on 02.10.25 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 02.10.25)

EE, O2, Three and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 02.10.25)

Standard: 6 Mbps (highest download) / 0.7 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

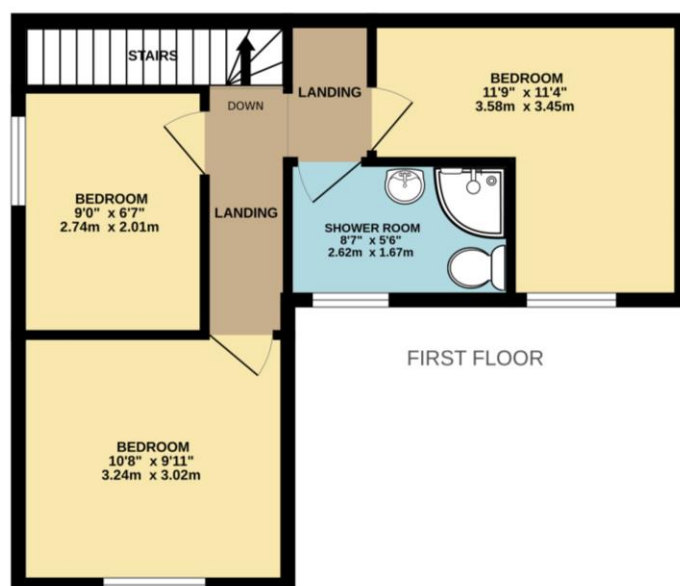
Ultrafast - Not available

Photographs taken: 25th September 2025

Particulars prepared: October 2025







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.