



49 Boraston Drive, Burford, Tenbury Wells WR15 8AG

G HERBERT  
BANKS

EST. 1898

49 Boraston Drive  
Burford  
Tenbury Wells  
WR15 8AG

A superb, detached family home in a most attractive setting on the edge of Tenbury Wells.

- Reception hall, cloakroom, sitting room/snug, large living/dining kitchen, utility room.
- Four double bedrooms, en-suite shower room, family bathroom.
- Carparking, landscaped rear garden with an excellent outbuilding.

## Situation

49 Boraston Drive adjoins open farmland and is situated within a popular residential area towards the outskirts of Tenbury Wells.

The historic market town of Tenbury Wells provides an extensive range of amenities. These include both junior and senior schools, a range of independent shops, cafes, pubs and restaurants, a Tesco supermarket, the splendid historic art deco theatre and cinema, doctors, dentists and veterinary surgeries and a leisure centre with swimming pool.

Leominster, Ludlow, Worcester and Hereford are all accessible.

## Description

This most appealing family home warrants a full inspection to be appreciated.

It is approached by a reception hall with understairs cupboard and cloakroom off with contemporary white suite.

The welcoming sitting room/snug has a feature electric fire with window to the front. This was formerly the garage.

There is a good-sized living/dining kitchen. The kitchen provides an extensive range of floor and wall mounted cabinets, Quartz working surfaces, Beko ceramic hob with extractor over, Bosch dishwasher, Bosch electric and Beko electric ovens together with a door to exterior. The attractive and much used living/dining area has twin French doors to the exterior and a timber laminate floor.

The utility room with timber laminate floor has plumbing for washing machine, wall mounted cupboards.

The first floor is serviced by a central landing with airing cupboard and access to roof space. There are four double bedrooms, all with fitted wardrobes/wardrobe areas. The master has an en-suite shower room including a tiled shower cubicle.

## Outside

To the front of the house is a gravel and tarmacadam parking area. There is gated and paved side access.

The rear landscaped garden features an expansive flagstone patio leading to astroturf and an excellent timber clad outbuilding providing home office/storage space.

## GENERAL INFORMATION

### Energy Performance

Current Rating: 71C  
Potential Rating: 77C  
Carried out: 13<sup>th</sup> January 2026

## Services

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

## Local Authority

Malvern Hills District Council

## 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.

## Viewing

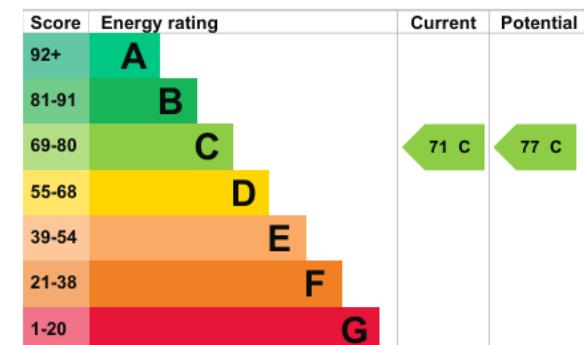
Via the Sole Agent's Great Witley Office  
Tel: 01299 896968

## Directions

What3words ///fragments.indicates.onto

## **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

*In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.*



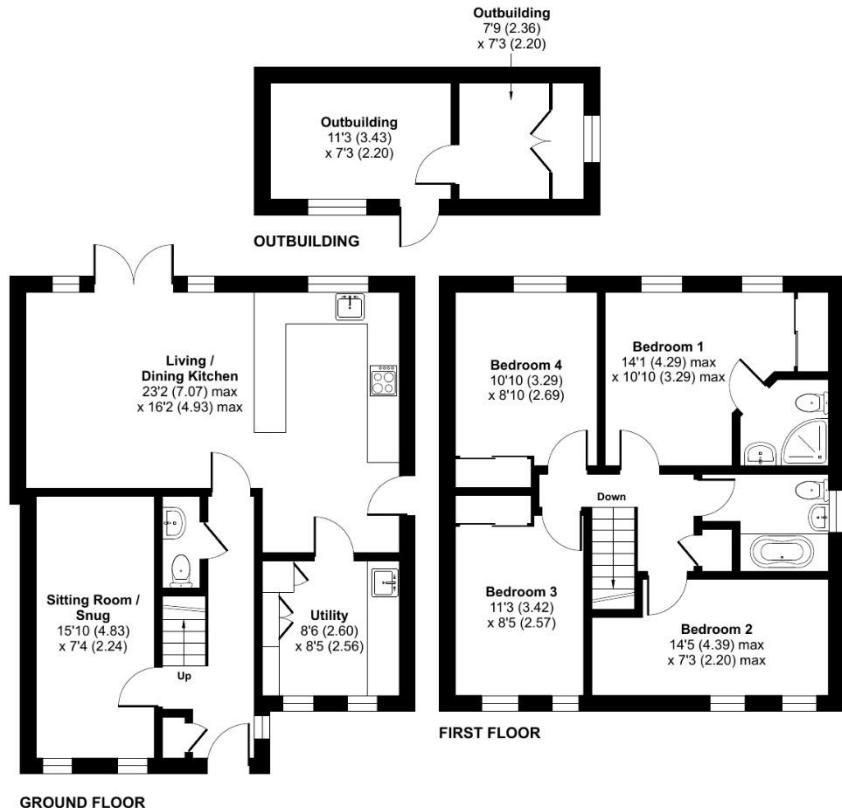
## Boraston Drive, Tenbury Wells, WR15

Approximate Area = 1207 sq ft / 112.1 sq m

Outbuilding = 141 sq ft / 13.1 sq m

Total = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for G Herbert Banks LLP. REF: 1397964

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