WYNDOVER
WHITE HOUSE LANE, KYREWOOD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SQ

GUIDE PRICE
£495,000

A COUNTRY BUNGALOW WITH WONDERFUL GARDENS AND PADDOCKS
IN A BEAUTIFUL RURAL SETTING – IN ALL ABOUT 3.559 ACRES, 1.440 HECTARES (TBV).

• KITCHEN WITH ESSE RANGE
• OPEN PLAN LIVING ROOM
• STUDY & CONSERVATORY

• THREE DOUBLE BEDROOMS
• BATHROOM & CLOAKROOM
• GARAGE & DRIVEWAY PARKING

• EXTENSIVE SOUTH FACING GARDENS
• PADDOCKS & POND
• RANGES OF OUTBUILDINGS
APPROXIMATE DISTANCES

DIRECTIONS
From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 0.8 mile before turning right onto White House Lane and after 0.2 mile the property will be found on the left hand side.

SITUATION & DESCRIPTION
Wyndover stands in a privately situated and semi-elevated setting with lovely countryside views. The property is located on a no through road and is just a short drive 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, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies. There are several public footpaths which link Wyndover to Tenbury Wells without meeting a main road.

Wyndover is in the catchment area for Tenbury C of E Primary Academy and Tenbury High Ormiston Academy. There are also a range of popular independent schools within the counties.

Wyndover is a smallholding with an appealing Canadian shingle detached country bungalow with UPVC framed double glazed doors and windows. The property offers extensive and well-presented accommodation. The current owners have occupied the property for just over twenty years and in that time have made many improvements to the bungalow and also to the grounds including designing and maintaining the wonderful gardens, erecting a range of outbuildings and installing a secure gate to the block paved driveway and parking area.

The property is complimented by its outstanding formal gardens and grass paddocks which in total extend to about 3.559 acres (tbv).

ACCOMMODATION
A sliding door opens into the entrance porch which in turn opens into the entrance hall which has two cloaks cupboards, a cloakroom with a hand basin and wc, and a further porch leading out to the garden. The study/craft room could be utilised as a fourth bedroom if required. The L-shaped open plan living room has a dining area and a sitting area with a Clearview wood burning stove in a stone surround and an opening though to the conservatory which in turn has doors leading out into the garden. The kitchen/breakfast room has an Esse oil fired twin boiler cooker, an Esse electric cooker, a range of white base and wall units with a breakfast area and incorporating a stainless steel sink/drainer, with plumbing for a dishwasher and washing machine, and a sliding door to the larder and a part glazed door to outside. An inner hall off the living room with an airing cupboard leads to the master bedroom with fitted wardrobes and fitted bedroom furniture, two further double bedrooms, one of which has a vanity basin unit, and a bathroom with a bath, a shower in a separate cubicle, a vanity unit with twin basins, a bidet, wc and two heated towel rails.

OUTSIDE
Wyndover is approached off the no through lane by a secure metal gated block paved driveway with ample parking space which leads to a timber garage (18’ x 12’) with an attached store, and to a gated track providing access to the paddocks. Paved paths from the parking area lead past a raised lawn with flower and shrub borders to the entrance door and around the side of the property to the main expanse of garden.

The formal gardens are south facing and gently sloping and are mostly laid to lawn with a variety of ornamental trees and shrubs. The bungalow is enveloped by beautiful and mature shrub and flower borders incorporating a fish pond and abutting the conservatory there is a raised patio entertaining area. The garden is also host to a timber lawn mower store (12’ x 7’9”), a timber framed greenhouse (10’5” x 9’8”) with attached potting shed (9’8” x 4’7”), and with an adjacent raspberry, redcurrant and gooseberry patch.

A gate from the garden opens onto a concrete yard with a box profile field shelter (11’ x 11’) and two sheep/goat shelters. There are two paddocks, the larger of which has a pond against its southern boundary; and the smaller paddock contains pigs cots with a concrete yard, and leads to a timber hay store/stable (12’ x 11’6”) and attached store. There is also a high fenced goose and hen enclosure, with a further enclosed run and two chicken coops.

SERVICES
Mains water and electricity are connected.
Private drainage.
Oil fired central heating.

LOCAL AUTHORITY
Malvern Hills District Council – Tel: 01684 8621521
Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE
EPC Rating F – Full details available upon request.

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

LONDON SHOWROOM
121 Park Lane, Mayfair, London, W1K 7AG
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Photographs taken on 26th June 2018.
Particulars prepared: July 2018.
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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.