



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE DRAY BARN

WOODHALL FARM BARN, WICHENFORD,
WORCESTERSHIRE, WR6 6YE

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £1,300 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



AN EXCEPTIONAL BARN CONVERSION IN AN ACCESSIBLE RURAL LOCATION.

- KITCHEN/DINING ROOM • OPEN PLAN LIVING ROOM • STUDY/FIFTH BEDROOM
- GROUND FLOOR BEDROOM WITH ENSUITE • THREE FURTHER BEDROOMS • BATHROOM
- SHOWER ROOM • UTILITY ROOM • AMPLE PARKING • GARDEN • EPC RATING D

NICK CHAMPION LTD

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www.nickchampion.co.uk



THE DRAY BARN, WOODHALL FARM BARN, WICHENFORD, WORCESTERSHIRE, WR6 6YE

APPROXIMATE DISTANCES

Martley – 3 miles, Worcester – 6 miles,
M5 Junction 7 - 10 miles, Bromyard – 10 miles,
Droitwich – 12 miles, Great Malvern – 12 miles,
Tenbury Wells – 15 miles, Kidderminster – 17 miles,
Hereford – 25 miles, Cheltenham – 32 miles,
Birmingham – 34 miles, Gloucester – 35 miles.

DIRECTIONS

From Worcester City Centre head south west over the Severn Bridge on the A44 and keep right following signs for Tenbury Wells (A443). Proceed along the A443 for approximately 1 mile before turning left onto the B4204 sign posted Martley and after 3.7 miles turn left onto the Woodhall Farm drive. The Dray Barn can be found about ¼ mile along the drive within the barn conversion development.

SITUATION & DESCRIPTION

The Dray Barn is conveniently located just a short drive away from the city of Worcester and all of its amenities. Both Martley and Lower Broadheath have village shops and public houses; and Martley also has a garage. Intercity rail services to Birmingham, Bristol, Cardiff and London Paddington are available from Worcester Shrub Hill and Worcester Foregate Street.

The property is within the catchment area for the popular Martley C of E Primary School and well regarded Chantry High School. Excellent private preparatory and senior schools can be found in and around Worcester and Great Malvern, with Abberley Hall Preparatory School also just a short drive away.

The Dray Barn is a recently converted high quality barn conversion in an exclusive barn development surrounded by open farmland. The property provides light and spacious character accommodation and benefits from double glazed windows, LPG gas fired central heating, ample parking space and a garden.

ACCOMMODATION

A part glazed door leads into the kitchen/dining room which has a stone tiled floor, a range of oak units incorporating a stainless steel sink/drain, a freestanding Zanussi cooker with an extractor hood over, space for a dishwasher and fridge/freezer. The utility room also has a stone tiled floor, oak base units, plumbing for a washing machine, space for a tumble dryer and a fridge/freezer, and a Worcester boiler. Steps lead up from the kitchen/dining room to a living room with a feature brick wall and full height windows overlooking the garden. The reception hall has a stone tiled floor and full height windows incorporating a patio door to the garden. A study which could also be utilised as a fifth bedroom; a large double bedroom with an en-suite which has a large shower cubicle, a pedestal basin, wc and heated towel rail; and a shower room with a stone tiled floor, part tiled walls, a Mira Atom shower, pedestal basin, heated towel rail and a large cupboard with shelving; are all located off the reception hall.

Stairs lead up from the reception hall to the gallery landing with a storage space at one end. There are two double bedrooms and a single bedroom on the first floor, all of which have exposed wooden floorboards. The bathroom has exposed wooden floorboards and part tiled walls, a bath with a Grohe shower over, a pedestal basin, wc and a heated towel rail.

OUTSIDE

The property is approached via a shared driveway which leads to the courtyard development with ample parking

space. To the rear of the property is an enclosed garden with a patio entertaining area. Storage is available by separate negotiation.

SERVICES

- Mains water and electricity are connected.
- LPG gas fired central heating – Worcester boiler.
- Shared private drainage.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

LOCAL AUTHORITY

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

TENANCY

For a minimum period of six months on an Assured Shorthold Tenancy.

DEPOSIT

A refundable deposit of £2,000 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

ADMINISTRATION CHARGES

A charge of £144 inclusive of VAT to cover the cost of setting up the tenancy will be levied on the Tenant and a charge of £48 inclusive of VAT on all applicants who apply for the tenancy to cover taking references and carrying out the credit check.

SPECIAL TERMS

The Tenant to keep the property and garden in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS AND NO HOUSING BENEFIT
- PETS AT THE LANDLORD'S DISCRETION

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details are available upon request.

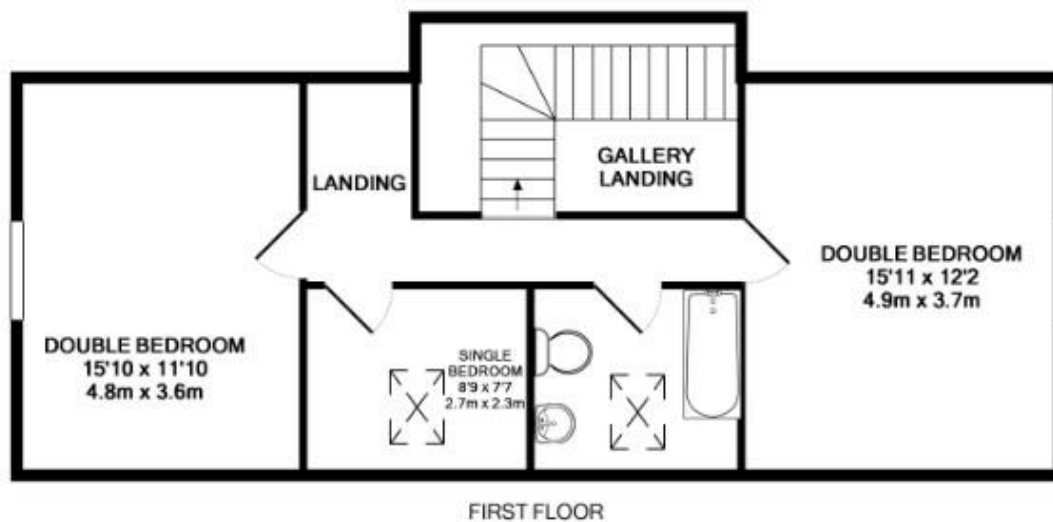
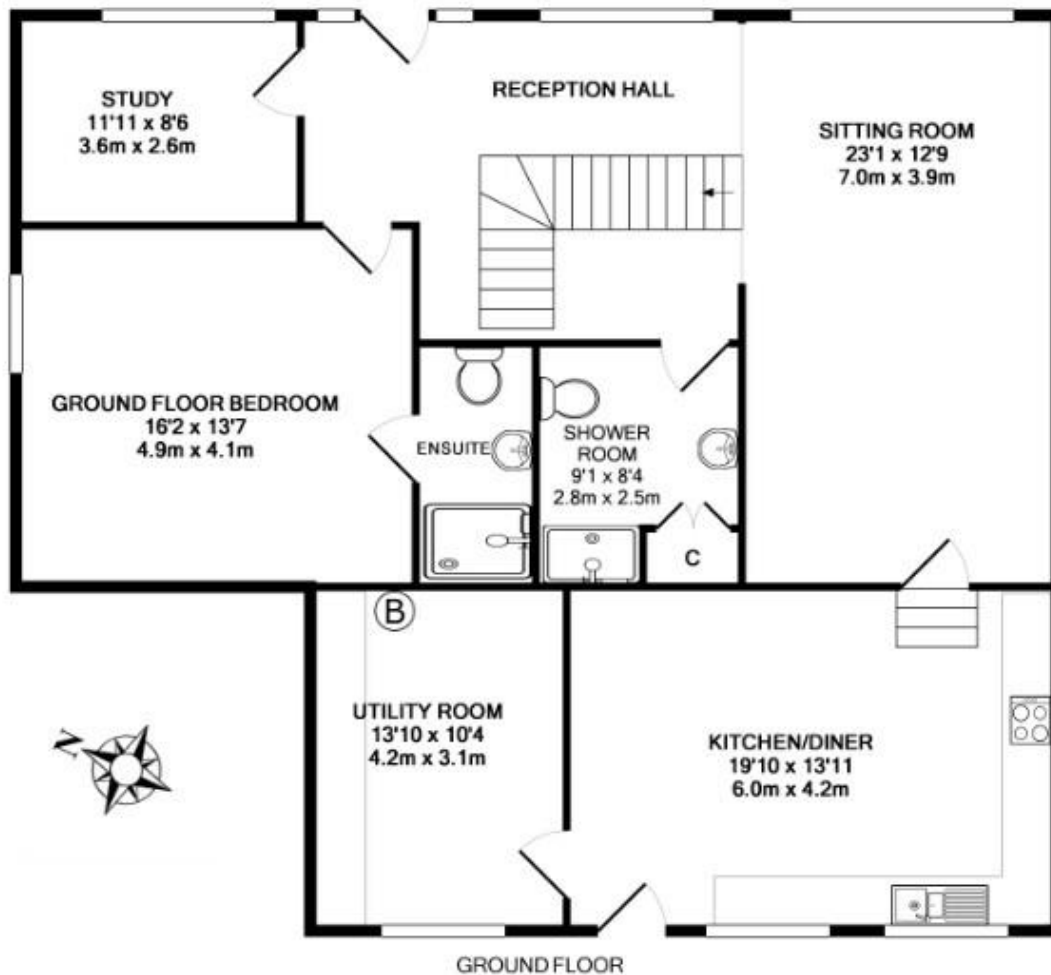
VIEWING

By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

View all our properties for sale and to rent at: -
www.nickchampion.co.uk







Whilst every attempt has been made to ensure the accuracy of the floor plan 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.