



NICK  
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## REDHILL COTTAGE

ST DUNSTANS LANE, ROCHFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8SW

GUIDE PRICE

**£325,000**



### A MODERN COUNTRY COTTAGE WITH SCOPE TO EXTEND ENJOYING SPECTACULAR VIEWS ACROSS THE TEME VALLEY.

- KITCHEN/DINER
- LIVING ROOM & STUDY
- CONSERVATORY
- MASTER BEDROOM & ENSUITE
- DOUBLE BEDROOM & BATHROOM
- ATTACHED WORKSHOP WITH POTENTIAL
- UTILITY ROOM, CLOAKROOM & CELLAR
- MATURE GARDENS & Paddock
- AMPLE PARKING SPACE

NICK CHAMPION LTD

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



**APPROXIMATE DISTANCES**

Tenbury Wells – 3 miles, Bromyard – 12 miles,  
Leominster – 12 miles, Ludlow - 13 miles,  
Worcester – 20 miles, M5 Junction 6 – 22 miles,  
Hereford – 25 miles.

**DIRECTIONS**

From Teme Street, Tenbury Wells head south and take the first left hand turn onto the B4204 sign posted Clifton-on-Teme/Rochford and proceed for approximately 2.6 miles before turning left onto St Dunstan's Lane (School Lane) signposted Eastham/Lower Rochford. Proceed for 0.5 mile and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

**SITUATION & DESCRIPTION**

Redhill Cottage is very pleasantly situated alongside a quiet council lane and enjoys spectacular views across the beautiful rolling countryside of the Teme Valley on the Worcestershire/Shropshire border. The nearby market town of Tenbury Wells is just a short drive away and is host to a range of amenities.

Redhill Cottage is a charming detached two bedroom cottage with workshop annex built circa 1992 of brick elevations under a tiled roof. The property provides spacious and comfortable split level accommodation with the potential for conversion of the workshop into additional accommodation and benefits from double glazing, oil fired central heating, mature gardens as well as having a paddock/orchard and ample parking.

**ACCOMMODATION**

The entrance hall, currently in use as a study, leads into the spacious living room which has a feature brick fireplace with a stone hearth and woodburner. The kitchen/diner has a quarry tiled floor and a range of handmade oak base and wall units with black granite worktops incorporating a built in Zanussi LPG gas hob, a Zanussi electric oven, Hotpoint fridge/freezer, Bosch dishwasher and a large stainless steel sink/drainer unit. Adjacent to the kitchen is the conservatory which has a quarry tiled floor and leads out to a stone paved patio and raised pergola entertaining area, and enjoys delightful views over the garden and the open countryside beyond.

Stairs from the living room lead down to a wine cellar, and up to the split level landing and inner hall with large cloaks cupboard and the utility room which has a Belfast sink, Worcester Danesmoor boiler, separate wc and a door to the secure workshop ideal for conversion as an annex or for additional bedrooms or an ensuite bedroom (subject to planning permission).

From the split level landing stairs lead up to the first floor landing off which is the master bedroom which has an ensuite shower room with wc, pedestal basin, a corner shower cubicle with Mira Combi Force 415 shower and a heated towel rail. A second double bedroom and the family bathroom with a wc, bidet, pedestal basin and a bath with shower over are also located off the first floor landing.

**OUTSIDE**

The property is approached through iron gates opening onto the gravel driveway which provides ample parking for several cars. The cottage sits within mature well stocked terraced and landscaped gardens with lawns and an abundance of ornamental and flowering trees and shrubs as well as a pond, greenhouse, timber and brick garden sheds and a 1/3 acre paddock/orchard (tbv).

**SERVICES**

- Mains water and electricity.
- Oil fired central heating.
- Private drainage.

**LOCAL AUTHORITY**

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

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating D - Full details are available upon request.

**FIXTURES & FITTINGS**

Only those mentioned in the particulars are included in the sale; all other items are excluded.

**TENURE**

Freehold

**MORTGAGES**

For up to date information on availability visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

**LONDON SHOWROOM**

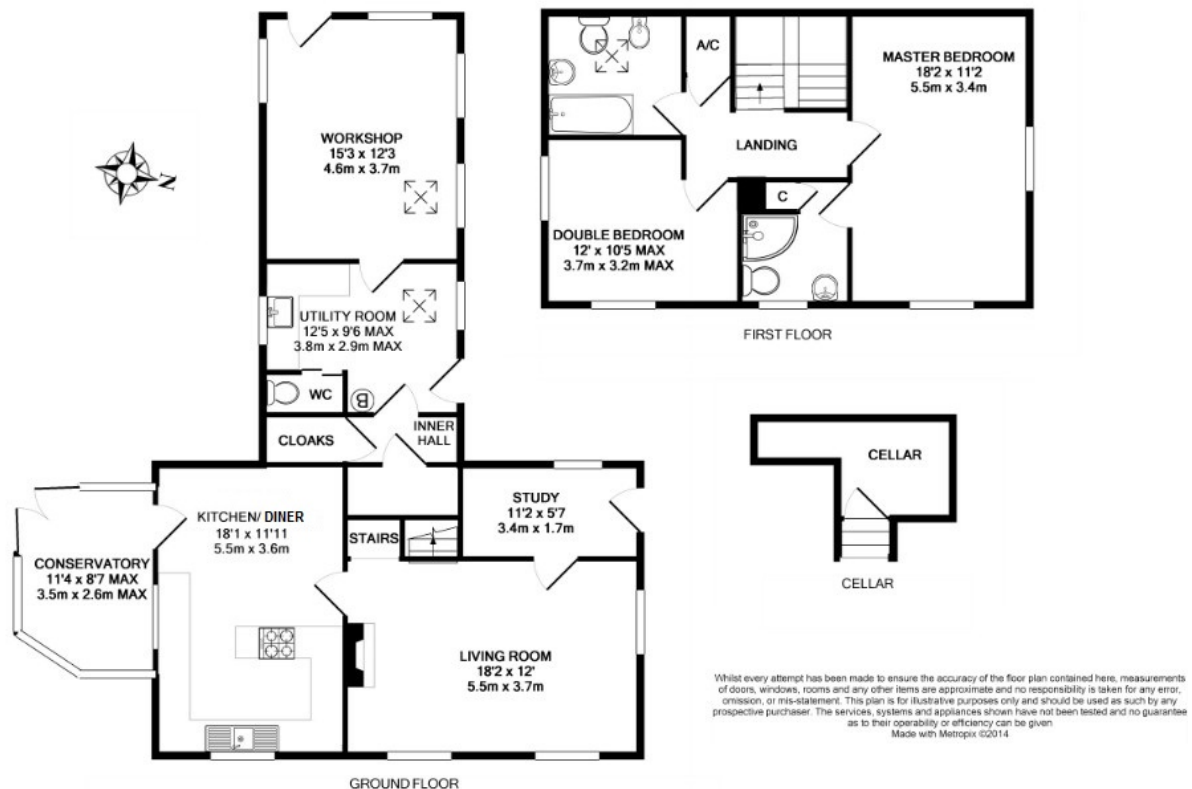
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**VIEWING**

By prior appointment with the Sole Selling 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)







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