



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

OAK LODGE, 6 PENSMILL CLOSE
EARDISTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8GA

GUIDE PRICE
£269,950



**AN IMMACULATE AND WELL DESIGNED MODERN DETACHED HOUSE
IN A POPULAR AND ACCESSIBLE VILLAGE.**

- MODERN KITCHEN/BREAKFAST ROOM
- TWO SPACIOUS RECEPTION ROOMS
- CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE GARDENS
- INTEGRAL GARAGE
- PARKING ON DRIVEWAY

NICK CHAMPION LTD

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

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



OAK LODGE, 6 PENSMILL CLOSE, EARDISTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8GA

APPROXIMATE DISTANCES

Tenbury Wells – 7 miles, Cleobury Mortimer – 9 miles, Bromyard – 12 miles, Kidderminster – 13 miles, Ludlow – 16 miles, Leominster – 16 miles, Worcester – 16 miles, M5 Junction 6 – 19 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge keep straight onto the A443 for Worcester and proceed for 3.2 miles before turning right into Pensmill Close as indicated by a Nick Champion arrow. Oak Lodge, 6 Pensmill Close is the second detached house on the left hand side.

SITUATION & DESCRIPTION

The property is situated in a small development in the village of Eardiston just a short drive away from Tenbury Wells. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, primary and secondary schools, and a range of clubs and societies. The popular Lindridge C of E Primary School is just a five minute drive away. The property is on a bus route and there is a regular service which runs between Tenbury Wells and Worcester, as well as a school service.

Oak Lodge, 6 Pensmill Close is a spacious detached house constructed circa 2010 of attractive mellow brick elevations under a tiled roof and provides immaculate and well-planned accommodation. The property benefits from wood effect UPVC double glazed windows and patio doors, a quality finish, an air source heat pump, a garage, off road parking and a generous rear garden. The property is offered with no upward chain.

ACCOMMODATION

A covered porch leads to the solid wood front door which opens into the entrance hall with doors to all rooms. There is a useful cloakroom with a vanity basin and wc. The kitchen/breakfast room has cream base and wall units with granite worktops incorporating a sink, integral CDA appliances including a fridge, freezer, dishwasher and washing machine, a Leisure electric range cooker with an extractor hood over, and French doors opening out into the garden. The sitting room has a fireplace ready for a wood burning stove to be installed, with a brick surround, oak mantle and slate hearth. An opening from the sitting room leads to the dining room, with French doors opening out into the garden.

Stairs from the entrance hall rise up to the first floor landing with a cupboard housing the Boiler Mate HP relating to the air source heat pump. The master bedroom has built in wardrobes, and an ensuite with a shower, vanity basin and wc. There are three further double bedrooms, all with built in wardrobes. The family bathroom has a bath with a mixer shower attachment, a vanity basin unit and wc.

OUTSIDE

To the front of the property is a block paved parking area for two cars leading to the integral garage which has an up and over metal door, power, light, and a door to the entrance hall. The parking area is bordered by an attractive shrub hedge and a lawn.

Gated side access leads to the enclosed rear garden which has a patio entertaining area enveloping the property and a lawn bordered by shrubs.

SERVICES

Mains water, drainage and electricity are connected. Air source heat pump.

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

VIEWING

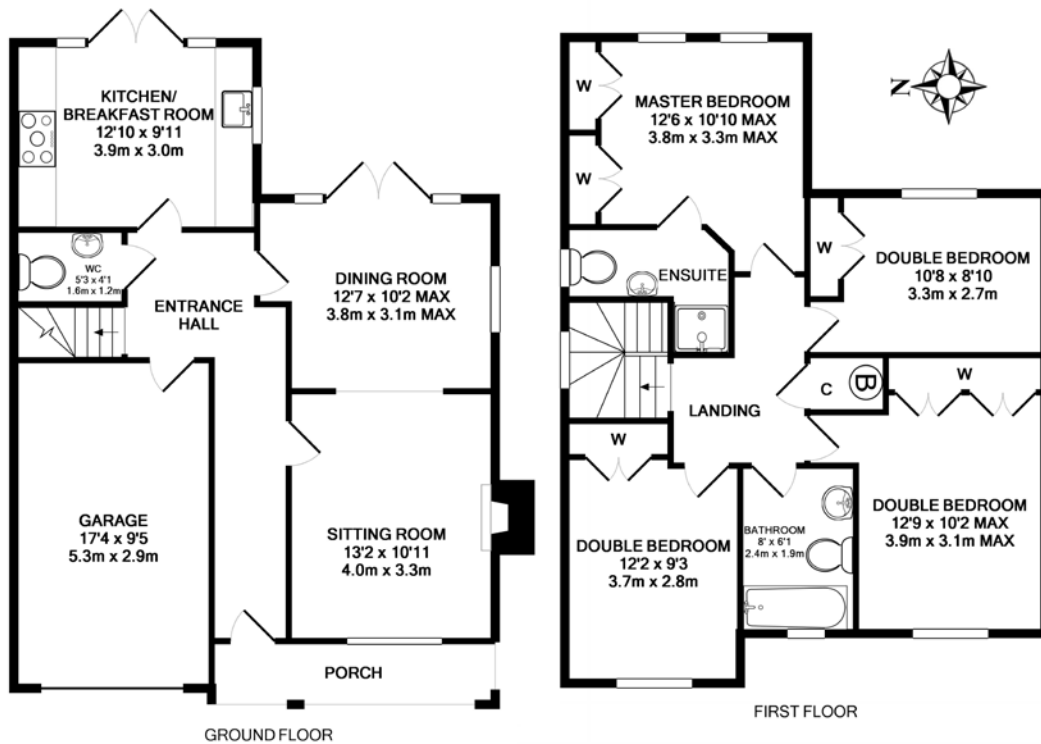
By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082







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
 Made with Metropix ©2017

N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

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.