



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

MAYFIELD

HANLEY BROADHEATH, TENBURY WELLS, WORCESTERSHIRE, WR15 8QU

GUIDE PRICE

£350,000



A DETACHED FAMILY HOUSE FOR UPDATING SET WITHIN EXTENSIVE GARDENS & OPEN WOODLAND – ABOUT 1.785 ACRES.

- KITCHEN & LARDER
- THREE RECEPTION ROOMS
- CONSERVATORY
- THREE DOUBLE BEDROOMS
- BATHROOM
- UTILITY ROOM & CLOAKROOM
- BRICK & TILE OUTBUILDINGS
- EXTENSIVE GARDENS & WOODLAND
- AMPLE PARKING SPACE

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 5.5 miles, Bromyard – 9 miles, Ludlow - 15 miles, Kidderminster - 16 miles, Worcester - 16 miles, M5 Junction 6 - 18 miles, Hereford – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 5.3 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Mayfield is situated on the edge of the popular village of Hanley Broadheath and occupies an elevated setting from which it enjoys views across adjoining farmland.

Mayfield is a late Victorian detached house of brick elevations under a slate tiled roof. The house is centrally situated within the gardens and requires some updating. The property retains many character features including attractive fireplaces, picture rails, original internal doors, quarry tiled floors and wooden floorboards under carpets.

Mayfield is just a short drive from Tenbury Wells. The market town 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. The village of Hanley Broadheath has two public houses, and farm shops are located at nearby Rochford and Stanford Bridge.

ACCOMMODATION

An open porch leads to a part glazed door which opens into the entrance hall. The drawing room has a bay window and an Efel stove in a decorative wooden surround. The sitting room has a bay window, a Parkray stove, and a part glazed door to the conservatory which has patio doors which open onto the garden. The dining room has a bay window, an open fireplace (not in use) with a deco style wooden surround, fitted pine cupboards and a useful understairs store cupboard. The kitchen has a Franco Belge stove partially inset into the chimney with fitted pine cupboards either side, a range of wooden base and wall units incorporating a stainless steel sink/drain, space for a cooker, and a larder with shelving, a cold slab and meat hooks. A partially glazed door opens into a utility area which has a sink/drain unit, plumbing for a washing machine, a cubicle housing a wc, doors to outside and to the coal store and general store. A garden store is attached to the coal store and is accessed externally.

Stairs rise up from the entrance hall to the first floor landing. There are three double bedrooms, two of which have feature painted cast iron fireplaces (not in use). The bathroom has a bath, vanity basin, wc and an airing cupboard with shelving.

OUTSIDE

A gated driveway provides ample parking space and leads past the traditional brick and tile garage (13'1" x 13') with loft storage. The extensive gardens are mostly laid to lawn with a variety of fruit trees, a vegetable plot, a modern greenhouse (8' x 6'), a brick and tile garden store (12'2" x 7'5"), an open fronted timber and box profile store (13' x 10') and a timber summer house (13'4" x 10'5") with attached log store. To the east of the

property is an area of open mixed mature deciduous woodland. The whole extends to about 1.785 acres (0.722 hectare).

SERVICES

Mains water and electricity are connected.
Solid fuel central heating.
Private drainage.

LOCAL AUTHORITY

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

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

OVERAGE CLAUSE

An overage clause will be included in favour of the Vendors for any planning permission on the property which provides for additional residential development equating to 30% of the enhancement in value over and above the purchase price for a period of 25 years from the completion date (see contract).

MORTGAGES

For a mortgage calculation 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

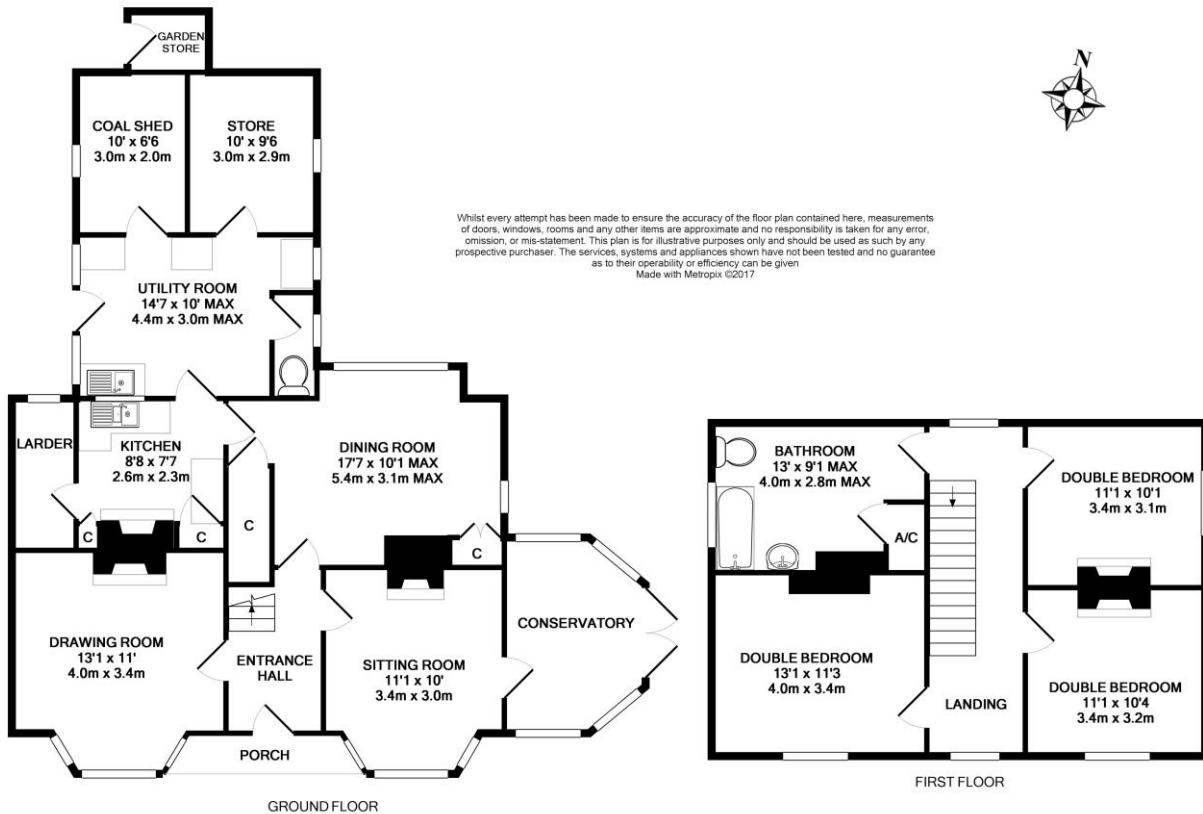
LONDON SHOWROOM

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

Photographs taken on 3rd October 2017.
Particulars prepared October 2017.







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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.