



MAYTHORN VILLA
WORCESTER ROAD, NEWNHAM BRIDGE,
TENBURY WELLS, WORCESTERSHIRE, WR15 8JA



NICK
CHAMPION

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A MOST APPEALING AND SYMPATHETICALLY RESTORED VICTORIAN COUNTRY RESIDENCE, WITH TRIPLE GARAGE, TRADITIONAL FARM BUILDINGS AND PASTURE LAND.

- CONTEMPORARY FITTED KITCHEN/BREAKFAST ROOM
- THREE RECEPTION ROOMS
- LAUNDRY ROOM & CLOAKROOM

- THREE DOUBLE BEDROOMS
- BATHROOM & SHOWER ROOM
- LARGE CELLAR

- ATTRACTIVE GARDENS, TRIPLE GARAGE & PARKING
- RANGES OF TRADITIONAL FARM BUILDINGS
- 6.26 ACRES, 2.53 HECTARES (TBV)

APPROXIMATE DISTANCES

Tenbury Wells – 3 miles, Ludlow – 12.5 miles, Kidderminster – 15 miles, Worcester – 20 miles, M5 Junction 6 – 22 miles, Birmingham – 34 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T-junction turn right onto the A456 in the direction of Kidderminster. Proceed for 2.8 miles and the drive to the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Maythorn Villa stands in a privately situated and semi-elevated setting with far reaching views across the rolling Teme Valley.

Maythorn Villa 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 excellent private preparatory schools in the locality including Moor Park, Lucton and Abberley Hall.

The present owners have tastefully restored Maythorn Villa over the past five years, whilst retaining many of the period features such as picture rails, cornicing, internal doors and the Victorian decorative tiled floor in the entrance hall, and they have truly created a wonderful family home.

Some of the many improvements to the house include new UPVC wood grain effect sash windows and composite exterior doors, dry lining for additional

insulation and warmth, rebuilding of the bay windows, roof tiles stripped and replaced with a membrane, added loft insulation, a new external Worcester oil fired central heating boiler system, complete tanking of the cellar and the property has been rewired. A new deluxe Avanti kitchen has been installed with an electric Aga in the extended kitchen/breakfast room and tasteful new bathroom suites.

Outside is a new triple garage block with brick block paved parking, and a secondary sweeping driveway has been added, whilst the well maintained range of brick farm buildings and stabling offer further opportunities for development.

The property is complimented further by its formal gardens and grass paddocks which in total extend to about 6.26 acres (tbv).

ACCOMMODATION

The covered entrance has a feature 'Maythorn Villa' stained glass transom window above the front door which opens into the entrance hall with an attractive Victorian decorative tiled floor leading to the two formal reception rooms. The sitting room has a Clearview wood burning stove on a tiled hearth and a bay window overlooking the garden. The dining room has an open fireplace on a stone hearth with a marble surround and a bay window. A partially glazed door with coloured glass inserts opens into the snug which has a Clearview wood burning stove on a quarry tiled hearth, a useful cloaks cupboard and a fitted store cupboard. A porch with a part glazed door to outside connects the snug with the impressive kitchen/breakfast room which has a range of contemporary cream base and wall units with granite worktops and a matching island unit, an electric Aga, and incorporating a double sink with a draining area,

an induction hob, electric oven, fridge and dishwasher, with French doors to outside. A door from the kitchen leads to a back porch which has a part glazed door to outside, and also leads to the laundry room which has a range of cream base and wall units incorporating a stainless steel sink/drain, with plumbing for a washing machine, space for a fridge/freezer, and a separate cloakroom with a hand basin and wc. Steps lead down to the refurbished cellar which has two large rooms separated by a smaller storage area with power, light and double doors to an external access which has steps up to the garden secured by a metal trap door.

From the entrance hall stairs rise up to a half landing with a shower room which has a Bristan shower in a large corner cubicle, a vanity basin unit, wc and heated towel rail. A further short flight of stairs leads up to the main landing with doors to three double bedrooms, two of which have fitted wardrobes; and to the bathroom which has a bath, pedestal basin, wc, bidet, heated towel rail and an airing cupboard.

OUTSIDE

A sweeping gated driveway traverses the largest paddock and rises up to join the original tarmac driveway leading to the block paved parking and turning area in front of the modern triple garage block which has electric garage doors, power, light and a pedestrian side door.

The partially walled gardens extend to the south and west of the house and are mostly laid to lawn with mature shaped beds and borders host to a range of shrubs and flowers, with patio and gravel seating areas adjacent to the house, a greenhouse and a selection of fruit trees.

NICK CHAMPION LTD

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A traditional two storey brick farm building with a single storey lean-to offers potential for conversion subject to obtaining planning permission. An application was made for 'Conversion of the existing agricultural building at Maythorn Villa into a two storey residential dwelling.' in January 2015 but the application was subsequently withdrawn by the Vendors – to view the application and related documents please visit the Malvern Hills District Council Planning Website and enter the Application Number: 15/00049/FUL.

Adjacent is a block of brick, timber, weatherboarded and corrugated iron sheeted farm buildings forming stabling, livestock housing and storage with a fenced yard in front. Within the orchard to the west is a range of timber and corrugated iron buildings forming log storage, poultry housing and sheep penning.

The level to gently sloping pasture land is well fenced into three paddocks and extends to about 5.5 acres (tbv).

SERVICES

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

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

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

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www.nickchampion.co.uk

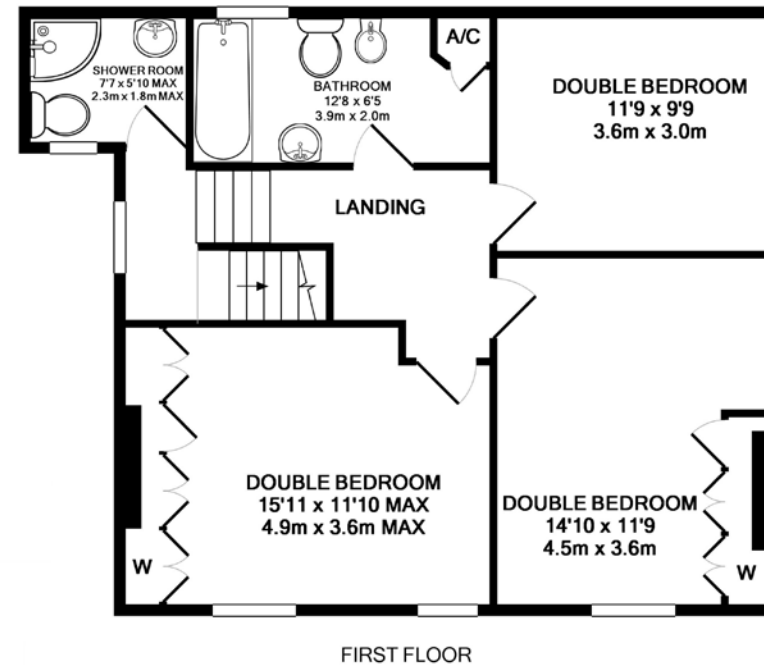
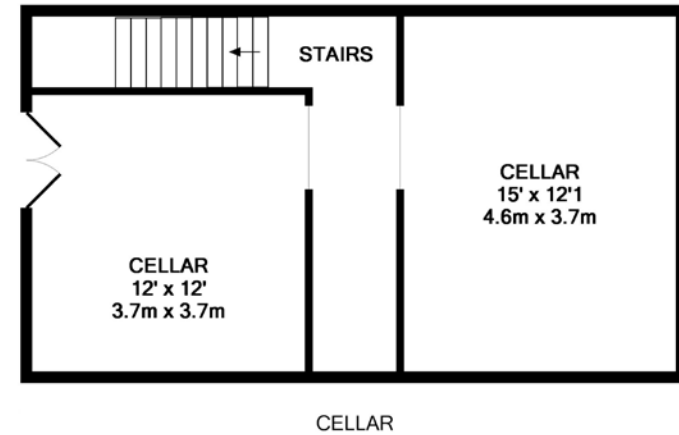
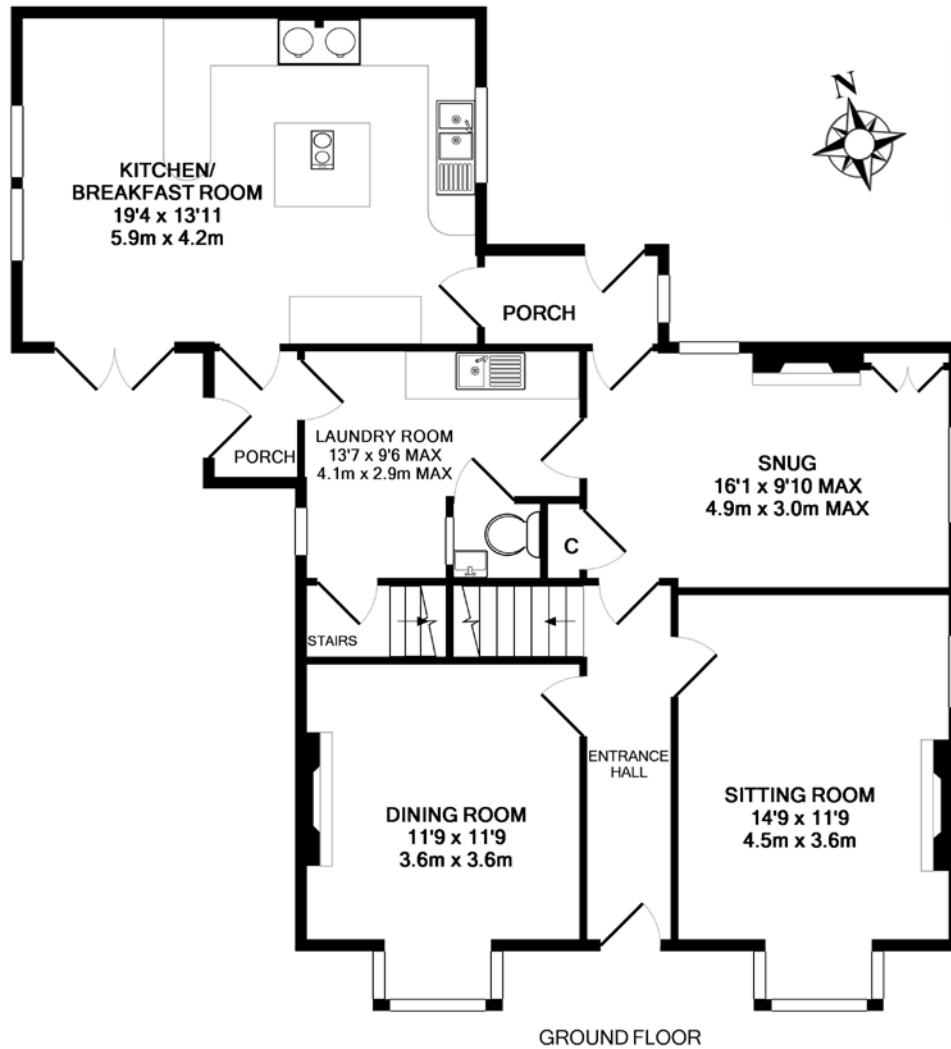
LONDON SHOWROOM

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

MORTGAGES

For a mortgage calculation visit: 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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