



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

PHOENIX BARN

NEWNHAM COURT BARNS, NEWNHAM BRIDGE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8JF

GUIDE PRICE

£350,000



AN IMMACULATE AND WELL-APPOINTED BARN CONVERSION IN A PICTURESQUE RURAL SETTING.

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- ENCLOSED GARDEN
- THREE PARKING SPACES
- VISITOR PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 4 miles, Ludlow – 14 miles, Kidderminster - 14 miles, Worcester - 20 miles, M5 Junction 6 – 22 miles, Birmingham – 32 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 at The Talbot Inn keep straight onto the A443 for Worcester and take the second right hand turn onto the Newnham Court drive as indicated by a Nick Champion arrow. Proceed straight along the drive for 0.1 mile and take the first turning on the left after the wheel wash. The property is approached via a gated access off the car park.

SITUATION & DESCRIPTION

The property is approached off a parkland driveway and is situated within an exclusive development set amidst the beautiful Teme Valley. 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. Newnham Bridge is on a bus route and there is a regular service which runs between Tenbury Wells and Worcester, as well as a school service.

Phoenix Barn is an immaculate and well appointed end-terraced barn conversion constructed of mellow brick elevations under a clay tiled roof. The conversion was carried out in 2008 and the property offers spacious and high quality living accommodation featuring ceramic tiled floors in the kitchen, hall and bathrooms, a fully fitted kitchen, exposed beams, high ceilings on the first floor, oak interior woodwork, double glazing, oil fired central heating, allocated parking and manageable gardens.

ACCOMMODATION

A stable door opens into the entrance hall with study space and an understairs cloaks cupboard. The cloakroom has a hand basin, wc and cupboard housing the Worcester Greenstar Heatslave 18/25 boiler and shelving. The kitchen/dining room has a stable door to outside and a range of light wood base and wall units with granite worktops incorporating a stainless steel sink and drainer, and integral appliances including an AEG Electrolux dishwasher, washing machine, hob with an extractor hood over, fridge freezer and a Hotpoint double oven. The spacious sitting room has an Aarrow woodburning stove in an attractive brick surround and French doors opening out onto raised decking.

Stairs rise up from the entrance hall to the first floor landing which has a cupboard with a hanging rail and shelving. The master bedroom suite has a dressing area leading through to the double bedroom with a bespoke fitted wooden storage unit incorporating wardrobe space, a chest of drawers and overhead storage, and an ensuite with a pedestal basin, wc and Grohe shower. There are two further bedrooms, the smaller of which has French doors opening onto a Juliet balcony. The family bathroom has a bath, pedestal basin and wc.

OUTSIDE

Allocated parking space for three cars is available in the shared carpark with additional visitor parking.

A gate from the car park opens onto a paved path which leads to the barn conversion via the main expanse of south-

easterly facing garden which is mostly laid to lawn with a patio entertaining area and steps up to the raised decked seating area which takes advantage of the wonderful views across hop yards and the Teme Valley.

A separate courtyard provides a further sheltered gravel seating area and bin store and can be accessed externally via a solid gate from the garden or a wrought iron gate with a path leading past the neighbouring property to the Newnham Court Farm driveway.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Shared 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

N.B. A management charge for the maintenance of the communal areas and shared drainage system applies. Further information can be obtained by contacting the Agent.

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

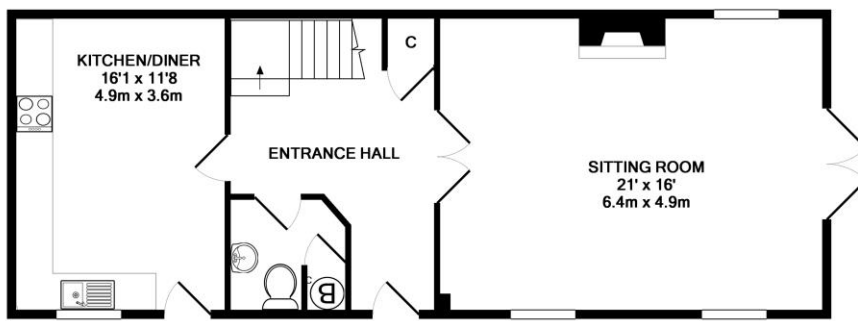
Tel: 020 7318 7082

Photographs taken on 23rd February 2018.

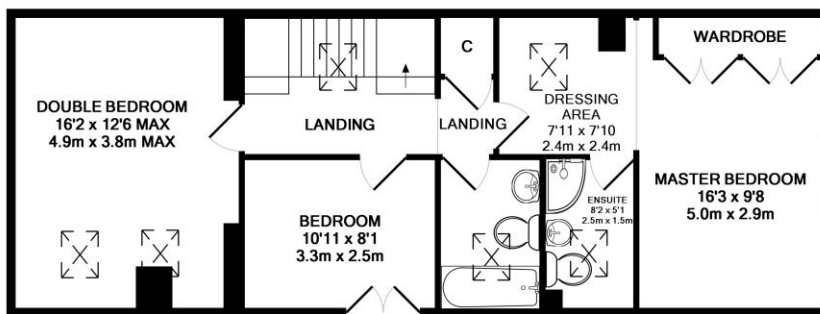
Particulars prepared February 2018.







GROUND FLOOR



FIRST FLOOR

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 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.