



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

HOLLINGTREE COTTAGE

UPPER ROCHFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SP

GUIDE PRICE

£425,000



**A WELL-PRESENTED DETACHED COUNTRY COTTAGE WITH USEFUL GARAGE/HOME OFFICE BLOCK
AND ENJOYING VIEWS ACROSS ROLLING FARMLAND.**

- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- UTILITY ROOM & CLOAKROOM
- GARAGE/HOME OFFICE BLOCK
- AMPLE PARKING SPACE
- ATTRACTIVE LEVEL GARDENS

NICK CHAMPION LTD

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APPROXIMATE DISTANCES

Tenbury Wells – 3 miles, Bromyard – 11 miles, Leominster – 13 miles, Ludlow – 13 miles, Kidderminster – 17 miles, Worcester – 19 miles, M5 Junction 6 – 21 miles, Hereford – 26 miles.

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 3 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Hollingtree Cottage is situated on the edge of the popular village of Rochford. Hollingtree Cottage is a characterful country cottage constructed of brick and mock Tudor and part rendered elevations under a clay tiled roof. The cottage was extended circa 1992 and has been upgraded by the present owners and now offers well-appointed and comfortable accommodation, with attractive level gardens and a most useful detached double garage and home office block incorporating an office and garden wc with lean-to open storage and a first floor above with the potential to form additional accommodation, subject to planning permission. The property is offered with no upward chain.

Hollingtree Cottage 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. The village of Rochford has a Farm Shop and historic church, and the village has a lively community with events held at the adjacent Church Hall.

ACCOMMODATION

An open porch with a partially glazed door opens into the entrance hall which has a cloakroom with a corner hand basin and wc. The kitchen/breakfast room has a tiled floor, a range of cream base and wall units incorporating a stainless steel sink/drain unit, integral appliances including a Belling double oven and Indesit gas hob with an extractor hood over, space for a dishwasher, tall fridge/freezer and undercounter drinks cooler, and a door leads through to the rear porch which has a tiled floor, a cloaks cupboard, a partially glazed door to outside, and an opening through to the utility room which has a tiled floor, a Belfast sink, wall mounted cupboards, plumbing for a washing machine and space for a tumble drier. The sitting room has exposed beams, a gas fire on a marble hearth with a wooden surround, and French doors to outside. The dining room is currently utilised as a snug and has exposed beams and an attractive stone inglenook fireplace housing a Woodwarm woodburning stove.

Stairs rise up from the entrance hall to the first floor landing. There are two double bedrooms, the larger having fitted wardrobes, and a large single bedroom. The family bathroom has a bath, a Mira Coda shower in a large cubicle, a pedestal basin, wc, heated towel rail and an airing cupboard with shelving.

OUTSIDE

The gated brick block paved driveway provides ample parking and turning space leading to a large detached outbuilding constructed of brick and part rendered elevations under a clay tiled roof and forming a double

garage (19'8" x 19'5" max) with metal up and over garage doors, with a door through to an office (13'1" x 6'6") with a door to outside, and stairs rising up to the first floor (26'8" x 19'3") currently utilised for storage but with potential to be converted to an annexe subject to planning permission. To the rear of the garage/office block there is an integral garden wc with a pedestal basin and wc, and a lean-to covered open storage area. The outbuilding has power, light and oil fired central heating with it's own boiler and oil storage tank.

The generous level gardens are mostly laid to lawn with shrub and flower borders, a variety of apple trees, a patio entertaining area adjacent to the property with a paved path leading to a sunny seating area, a greenhouse (12' x 8'), a timber garden shed (8' x 6'), and a concealed composting/burning area. A secondary gated access off the road opens onto a stoned driveway leading to a metal garage with an up and over garage door, a pedestrian side door, power and light.

SERVICES

Mains water and electricity are connected.
Oil fired central heating – external boiler.
Underfloor heating in the wc and bathroom.
Bottled gas to sitting room fire, kitchen hob and double oven.
Private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – 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

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

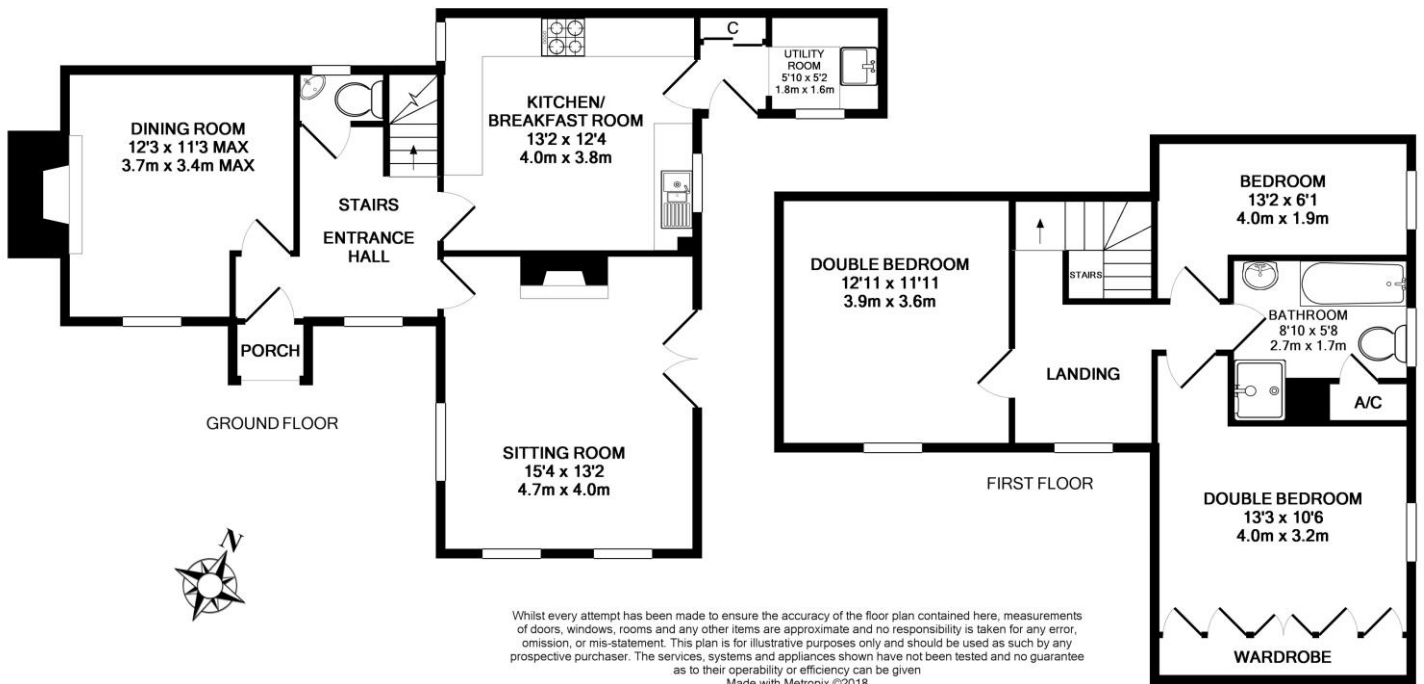
LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
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Photographs taken on 09.08.18 and 16.08.18 and 14.06.19.
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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.