



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## OAKS COTTAGE

HAMPTON CHARLES, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8PZ

GUIDE PRICE

**£225,000**



**CHARMING COUNTRY COTTAGE FOR COMPLETE RENOVATION  
WITH EXTENSIVE GARDENS AND VIEWS ACROSS ROLLING FARMLAND.**

- KITCHEN & LARDER
- LIVING ROOM WITH OPEN FIREPLACE
- THREE DOUBLE BEDROOMS
- BRICK & TILE OUTBUILDING
- LARGE LEVEL GARDENS
- SPACE FOR GARAGE & PARKING

### NICK CHAMPION LTD

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)





# OAKS COTTAGE, HAMPTON CHARLES, TENBURY WELLS, WORCESTERSHIRE, WR15 8PZ

## APPROXIMATE DISTANCES

Tenbury Wells – 6 miles, Bromyard – 6 miles, Leominster – 8.5 miles, Ludlow - 14 miles, Hereford – 20 miles, Worcester - 22 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after approximately 1.5 miles turn left on Oldwood Common signposted Bockleton. Proceed for 4.3 miles and at the cross roads turn left signposted Kyre/Thornbury and after 0.2 mile the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Oaks Cottage is beautifully situated in the rural hamlet of Hampton Charles nestled amidst rolling countryside on the Herefordshire/Worcestershire border. The nearby towns of Tenbury Wells, Bromyard and Leominster are just a short drive away and are host to a range of amenities.

Hampton Charles is in the catchment area for Bredenbury Primary School and Bromyard's Queen Elizabeth Humanities College secondary school. There are also a range of popular independent schools within the counties.

The Victorian semi-detached cottage is constructed of brick elevations under a tiled roof and once formed part of the Bockleton Estate, and as such shares characteristic features with several neighbouring properties. The property benefits from hardwood framed replacement double glazing, a single storey brick and tile range of outbuildings with potential in close proximity to the cottage, and large grounds with the potential to form lovely cottage gardens with space for garaging and parking (subject to planning permission). Other than the installation of the replacement windows the property is still virtually in its original condition and is a truly exciting project in need of complete renovation.

## ACCOMMODATION

An archway into a covered entrance porch with a decorative tiled floor leads to the original entrance door which opens into the living room which has a quarry tiled floor, a store cupboard and an open fireplace with a brick hearth and a wooden surround. The adjacent larder has a quarry tiled floor, shelving and a cold slab. The kitchen has a flagstone floor, a Belfast sink (no water supply) and a door to outside.

Stairs off the living room rise up to the first floor landing. There are three double bedrooms, all with exposed wooden floorboards, and two of the bedrooms have open fireplaces.

## OUTSIDE

A wicket gate off the council lane opens onto a path which leads up to the entrance porch and around the side of the property past the outbuildings to a rear yard area. The single storey brick and tile outbuildings are located within close proximity of the cottage and the Vendor had explored the possibility of merging these with the cottage to form additional living accommodation. Currently the outbuildings comprise an open store (10'8" x 8'2") leading to a former privy (8'1" x 5'4") and former laundry/store (12'3" x 8'2") with separate access. The gardens extend away from the outbuildings in a north

easterly direction and have over time reverted to the wild. The grounds offer a blank canvas to recreate an extensive cottage garden with ample space for a parking area and detached garage (subject to planning permission).

## SERVICES

Mains electricity connected.

No mains water connected. The Purchaser to arrange connection to mains water via Welsh Water.

No drainage. Mains drainage is not available – the Purchaser to install a private drainage system.

## LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000  
Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – 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](http://www.nickchampion.co.uk)

## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

Photographs taken on 30<sup>th</sup> August 2018.

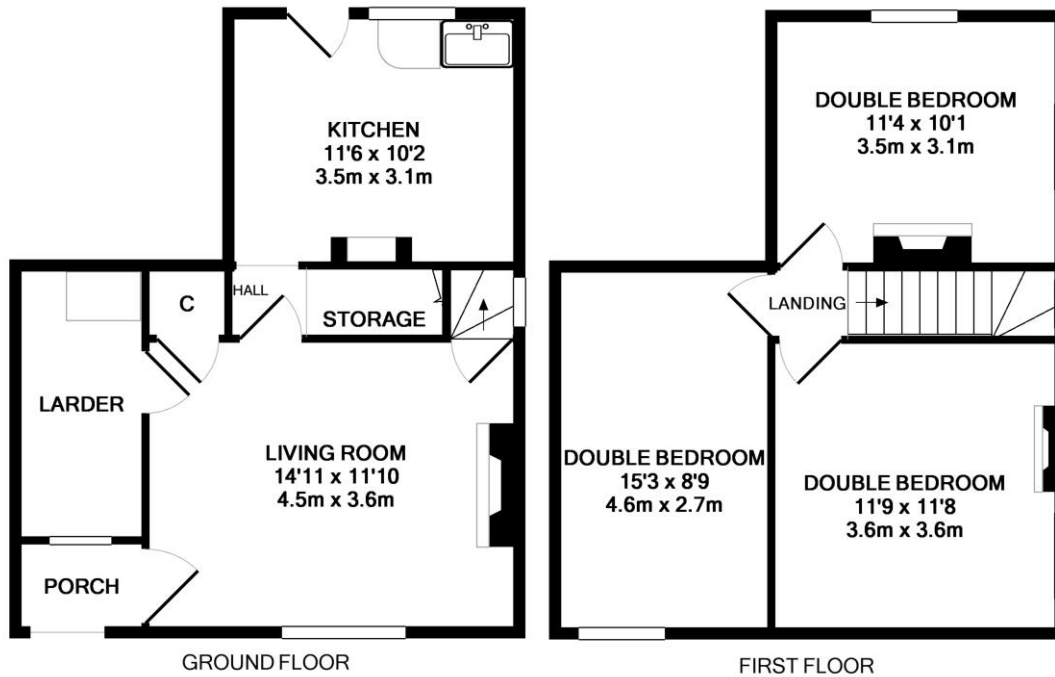
Particulars prepared September 2018.











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 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.