



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

CAPRICO

BORASTON LANE, BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8RB

GUIDE PRICE

£320,000



**A SPACIOUS DETACHED BUNGALOW IN AN ELEVATED EDGE OF TOWN SETTING
AND ENJOYING COUNTRYSIDE VIEWS.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY

- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- BATHROOM

- ATTRACTIVE GARDENS
- INTEGRAL GARAGE
- AMPLE PARKING SPACE

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



CAPRICO, BORASTON LANE, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8RB

APPROXIMATE DISTANCES

Tenbury Wells – 0.8 mile, Ludlow – 10 miles,
Leominster – 11 miles, Bromyard – 12 miles,
Kidderminster – 18 miles, Worcester – 23 miles,
Hereford – 24 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the T Junction turn left onto the A456 in the direction of Shrewsbury/Leominster. After 0.2 mile turn right onto Boraston Lane signed Milson/Cleobury Mortimer and proceed for 0.5 mile before turning left onto the shared driveway leading to the three bungalows. Capricho is the second bungalow on the right hand side as indicated by a Nick Champion For Sale board.

SITUATION & DESCRIPTION

Capricho is situated on the edge of Burford and is within walking distance of the market town centre as well as being within easy reach of many public footpaths leading across the surrounding countryside. The property sits in a semi-elevated position and enjoys fine views across the Teme Valley. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, primary and secondary schools, a cottage hospital, cinema and a range of clubs and societies.

Capricho is set within an exclusive cul-de-sac development of just three detached bungalows constructed circa 1996 of brick and timber framed elevations under a tiled roof. The property enjoys spacious accommodation and benefits from double glazing throughout, gas fired central heating with a Worcester boiler, attractive well-maintained gardens, an integral garage and parking space.

ACCOMMODATION

A glazed entrance porch opens into the entrance hall which has a large cloaks cupboard and a separate airing cupboard. The kitchen/breakfast room has a breakfast area with space for a table, an inset display area, a range of wooden base and wall units incorporating a sink/drainer and an integral Neff hob with a Tecnik extractor hood over, and an archway leads through to a kitchen extension with a range of wooden base and wall units, a sink/drainer, integral appliances including a Hygena dishwasher and Neff double oven, space for a washing machine, a glazed door to a side porch leading to outside, and a further solid door to the integral garage which has an up and over metal garage door, and houses the Worcester boiler. The dining room has an archway through to the sitting room which has a bay display window, a gas coal effect fire on a marble hearth with a wooden surround, and sliding doors through to the heated conservatory, which has patio doors to outside. The master bedroom has a built in wardrobe with sliding mirror doors, and an ensuite with a Triton LP shower, a vanity basin and wc. There are two further bedrooms, both with built in wardrobes, and the larger has a bay display window. The family bathroom has a bath with a shower mixer attachment, a vanity basin unit, wc and bidet.

OUTSIDE

A shared tarmac driveway leads on past one other bungalow to Capricho which has ample parking space leading to the integral garage, and a further parking space through double gates to the east of the property.

The gardens are split into sections with enclosed areas against the east and west elevations of the property which include areas of lawn, patio seating areas and a fish pond. There is a south facing expanse of lawn with a low hedge against Boraston Lane. A sloping backdrop of ornamental and evergreen trees and shrubs has steps rising up to a

secluded seating area from which there are terrific views out across the Teme Valley.

SERVICES

Mains water, drainage, gas and electricity are connected.
Gas fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band E

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

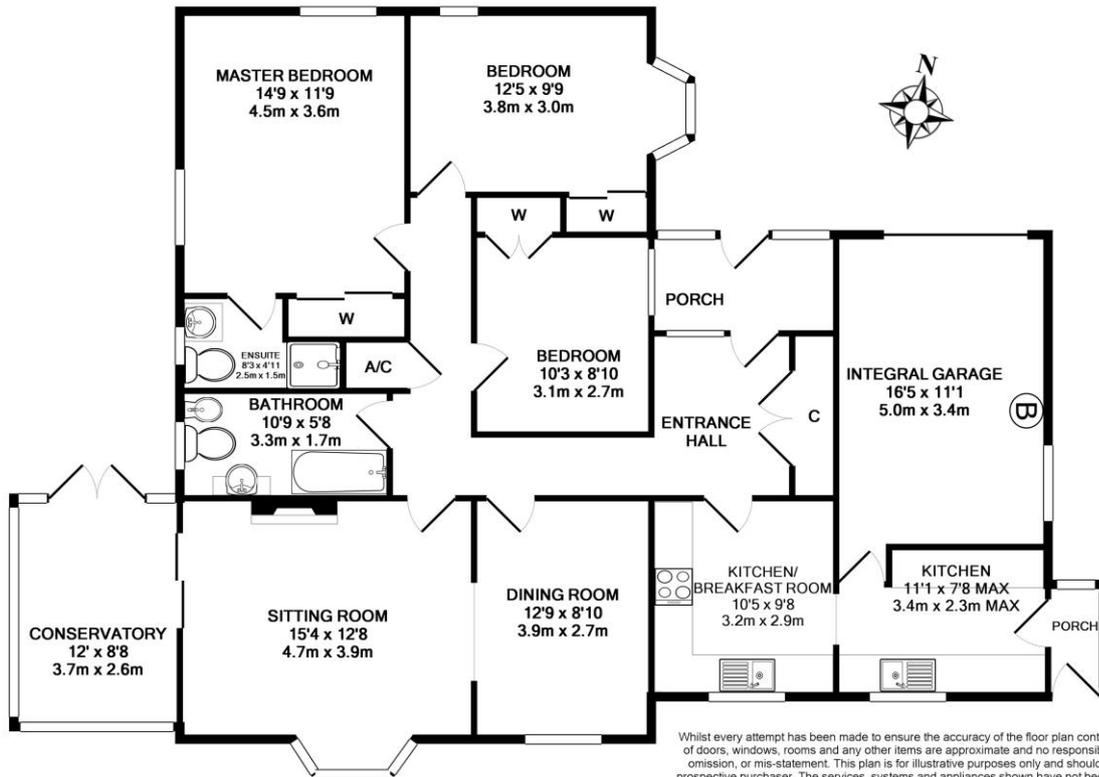
LONDON SHOWROOM

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

External photographs taken on 25th October 2018.
Internal photographs taken on 8th November 2018.
Particulars prepared November 2018.







N218 Printed by Ravensworth 01670 713330

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.