



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

OAK LODGE, 6 PENSMILL CLOSE

EARDISTON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8GA

GUIDE PRICE

£293,950



**AN IMMACULATE AND WELL-APPOINTED MODERN DETACHED HOUSE
IN A POPULAR AND ACCESSIBLE VILLAGE.**

- KITCHEN/BREAKFAST ROOM
- TWO SPACIOUS RECEPTION ROOMS
- CLOAKROOM

- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM

- ATTRACTIVE GARDENS
- INTEGRAL GARAGE
- DRIVEWAY PARKING

NICK CHAMPION LTD

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APPROXIMATE DISTANCES

Tenbury Wells – 7 miles, Cleobury Mortimer – 9 miles, Bromyard – 12 miles, Kidderminster – 13 miles, Ludlow – 16 miles, Leominster – 16 miles, Worcester – 16 miles, M5 Junction 6 – 19 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 keep straight onto the A443 for Worcester and proceed for 3.2 miles before turning right into Pensmill Close as indicated by a Nick Champion arrow. Oak Lodge, 6 Pensmill Close is the second detached house on the left hand side.

SITUATION & DESCRIPTION

The property is situated in a small development in the village of Eardiston just a short drive away from Tenbury Wells. 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. Lindridge C of E Primary School is just a five minute drive away. The property is on a bus route and there is a regular service which runs between Tenbury Wells and Worcester, as well as a school service.

Oak Lodge, 6 Pensmill Close is a spacious detached house constructed circa 2010 of attractive mellow brick elevations under a tiled roof and provides immaculate and well designed accommodation. The property has recently been redecorated throughout and benefits from wood effect UPVC double glazed windows and patio doors, a quality finish, an air source heat pump, an integral garage, off road parking and a generous rear garden.

ACCOMMODATION

A covered porch leads to the solid wood front door which opens into the entrance hall with doors to all ground floor rooms. There is a useful cloakroom with a vanity basin and wc. The kitchen/breakfast room has cream base and wall units with granite worktops incorporating a sink, integral appliances including a fridge, freezer, dishwasher and washing machine, a Leisure electric range cooker with an extractor hood over, and French doors opening out into the garden. The sitting room has a woodburning stove in a brick surround with an oak mantle and slate hearth. An opening from the sitting room leads to the dining room, with French doors opening out into the garden.

Stairs from the entrance hall rise up to the first floor landing with a cupboard housing the Boiler Mate HP relating to the air source heat pump. The master bedroom has built in wardrobes, and an ensuite with a shower, vanity basin and wc. There are three further double bedrooms, all with built in wardrobes. The family bathroom has a bath with a mixer shower attachment, a vanity basin unit and wc.

OUTSIDE

To the front of the property is a block paved parking area with a gravel extension for up to three cars leading to the integral garage which has an up and over metal door, power, light, and a door to the entrance hall. The parking area is bordered by an attractive flower bed.

Gated side access leads to the enclosed rear garden which has a newly laid Indian sandstone patio entertaining area enveloping the property, and a lawn with a selection of shrubs against the new boundary fencing.

SERVICES

Mains water, drainage and electricity are connected. Air source heat pump.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
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

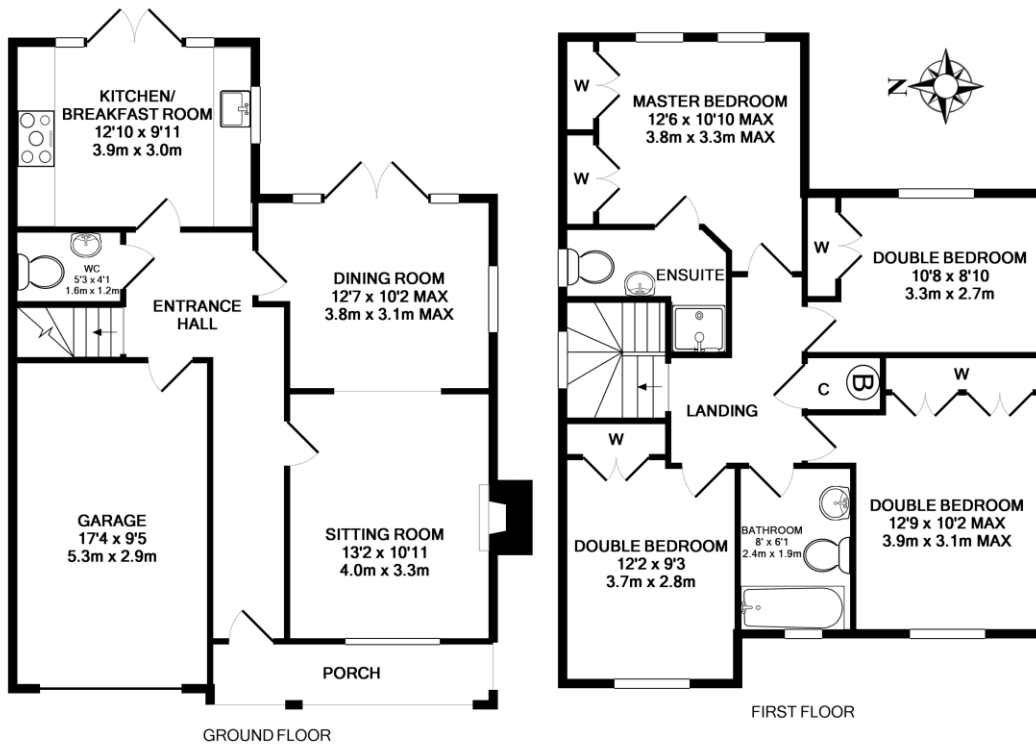
LONDON SHOWROOM

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

Photographs taken on 10th August 2019.
Particulars prepared August 2019.







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.