



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

HENSINGTON

BERRINGTON ROAD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8EN

GUIDE PRICE

£375,000



A DETACHED FAMILY HOME WITH LARGE LEVEL GARDENS IN A HIGHLY SOUGHT AFTER SETTING.

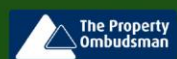
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM WITH WOODBURNER
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- UTILITY ROOM AND WORKROOM
- LARGE LEVEL GARDENS
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.7 mile, Ludlow – 8 miles, Leominster – 10 miles, Kidderminster – 18 miles, Worcester – 22 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.2 mile turn right onto Berrington Road. Proceed for 0.5 mile and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Hensington is situated on the heights of the desirable Berrington Road and is within walking distance of the town centre. The property enjoys fine views across the Teme Valley to Clee Hill and Bircher Common.

Hensington is a detached house built circa 1980 of brick elevations under a tiled roof with a later garage conversion. The property is a comfortable and well-appointed family home and features UPVC double glazing, a Clearview woodburning stove, gas fired central heating, delightful large and well stocked level gardens, and ample driveway parking space.

ACCOMMODATION

A glazed entrance door opens into the porch which in turn has a door opening into the entrance hall with under stairs cupboard and cloakroom with vanity hand basin and wc. The spacious dual aspect sitting room has a Clearview woodburning stove set in an attractive stone surround and French doors opening out into the rear garden. The kitchen/breakfast room has a range of white laminate base, larder and wall units incorporating a sink/drainage, and integral CDA appliances including an induction hob with extractor hood over, an oven, dishwasher and fridge/freezer, a breakfast bar, and houses the Potterton Promax HE boiler. The dining room is adjacent to the kitchen. The utility room converted from the garage has a part glazed door onto the driveway, a store cupboard, a range of mocha base and larder units with space for an undercounter fridge or freezer and plumbing for a washing machine, and would be ideal for further conversion to form a large kitchen/family room. To the rear is a workroom which has base units incorporating a stainless steel sink/drainage, a workbench and a partially glazed door to outside.

Stairs rise up from the entrance hall to the first floor landing with airing cupboard. The large master bedroom has a range of fitted furniture and an ensuite with a Triton T80xr shower, pedestal basin, wc and heated towel rail. There are two further bedrooms and a family bathroom with a bath with Mira Play shower over, pedestal basin, wc and heated towel rail.

OUTSIDE

The tarmac driveway provides ample parking space with an additional gravel parking extension and the front garden is mostly laid to lawn with shrub and flower borders. A gated path leads around the side of the property to the enclosed rear garden which is split into three sections by trellis fencing festooned with many climbing rose and clematis specimens. An Indian sandstone patio entertaining area adjacent to the property with neighbouring open log store is bordered by a lawn with mature shrub and flower borders, a pond and a timber summer house (9'10" x 9'6"). An archway leads through to a sunny gravel seating area with space for plenty of pots and further shrub and flower borders, a variety of bush apple and pear trees and a timber garden shed (9'10" x 7'10"), and another archway leads

through to a further lawn with a vegetable plot and a timber garden shed (7'9" x 5'9").

SERVICES

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

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

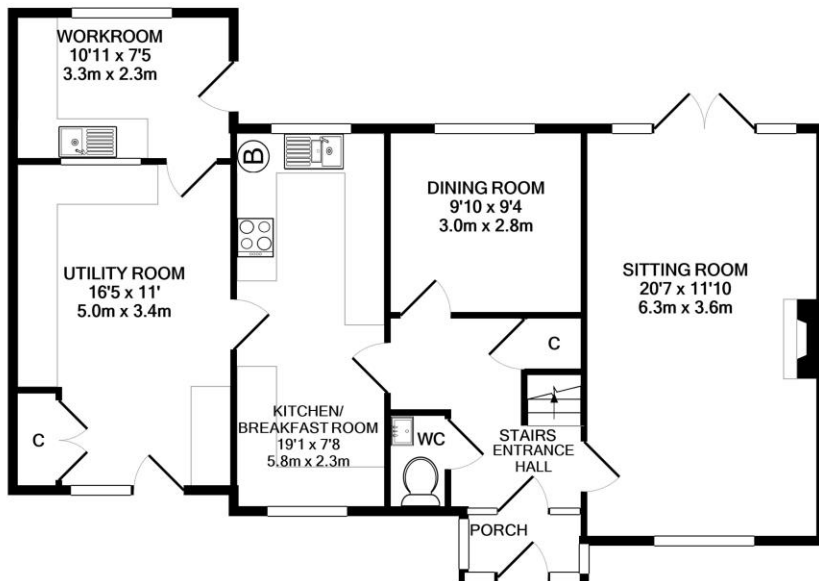
LONDON SHOWROOM

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

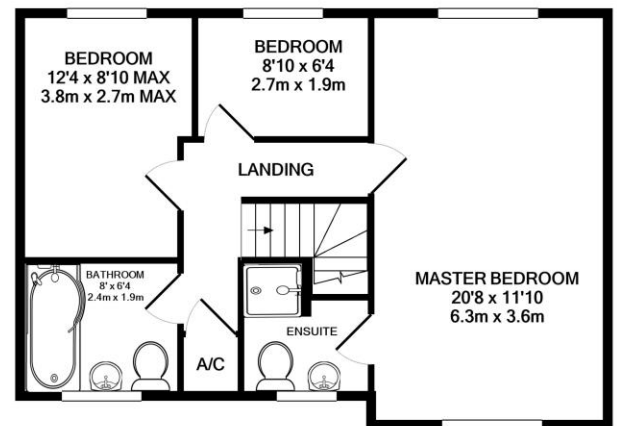
Photographs taken on 25th June 2020.
Particulars prepared June 2020.







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 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.