



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE STEPS

ORLETON LANE, STANFORD BRIDGE,
WORCESTERSHIRE, WR6 6SU

GUIDE PRICE
£595,000



**A CHARMING COUNTRY COTTAGE WITH ATTRACTIVE GARDENS, Paddock AND OUTBUILDINGS
NESTLED IN THE TEME VALLEY – IN ALL ABOUT 1.93 ACRES (TBV).**

- KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY ROOM AND CELLAR
- TWO DOUBLE BEDROOMS
- LANDING BEDROOM
- BATHROOM
- ESTABLISHED COTTAGE GARDENS
- GARAGE, WORKSHOP AND PARKING
- Paddock/ORCHARD

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Stanford Bridge – 2, Tenbury Wells – 7, Bromyard – 9.5, Kidderminster - 14, Worcester - 16, Ludlow – 17.5, M5 Junction 6 – 17, Birmingham – 36.

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 at The Talbot Inn keep straight onto the A443 for Worcester and after 1 mile turn right over Eastham Bridge signed Eastham and proceed for 1 mile before keeping left at Eastham Memorial Hall for Orleton/Stanford Bridge and the property will be found on the left hand side after 2.1 miles as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The cottage is situated along the Orleton Lane just half a mile off the B4203 and nestled amidst the beautiful Teme Valley with lovely views of the surrounding countryside. The property is just a short drive from the Mill Farm Country Retail Shopping Centre which is host to a variety of shops and services at Stanford Bridge, and the market towns of Tenbury Wells and Bromyard, and the city of Worcester are all within easy reach. The property is within the Great Witley C of E Primary School and The Chantry School catchment areas, and the Great Witley Surgery catchment area.

The Steps is a detached cottage constructed in the 18th Century of brick and timber framed elevations under a clay tiled roof with later extensions and the cottage offers some scope for further extension (subject to planning). The cottage offers comfortable accommodation with character features including exposed beams, mainly UPVC framed double glazing and oil fired central heating. The property has generous gently sloping gardens, a paddock, outbuildings including a garage and workshop/store, and ample driveway parking space. In all the property extends to about 1.93 acres (tbv).

ACCOMMODATION

A part glazed oak door opens into the entrance porch and on through to the entrance hall which has a cloaks cupboard. The sitting room has a multifuel stove on a tiled hearth. The kitchen/dining room has a multifuel stove on brick and slate hearth, handmade pine units incorporating a Belfast sink, with plumbing for a dishwasher and space for an undercounter fridge and a 90cm range cooker with an extractor hood over, and a part glazed door to outside. The ground floor bathroom has a bath with a mixer shower over, a pedestal basin, wc and heated towel rail.

Stairs from the entrance hall rise up to the first floor landing bedroom with airing cupboard, and leading to two double bedrooms.

Stairs off the entrance hall lead down to the cellar.

The utility room is accessed externally and has a Belfast sink, plumbing for a washing machine, space for further white goods and houses the Worcester Heatslave 20/25 oil fired central heating boiler.

OUTSIDE

The stoned driveway provides ample parking and turning space leading to the timber and corrugated iron garage (17'1" x 15'1") with power and light. A brick and timber store/workshop with concrete block extension to the rear (24'8" x 14'5") has a partial loft over, and power and light.

The gently sloping gardens are mostly laid to lawn with established shrub and flower borders. A covered patio area adjoins the property and there is a further west facing

seating area. The paddock/orchard can be accessed via the driveway or via the council lane and a right of way across a track to the west and is gently sloping with a timber former kennels (31'2" x 12' ext) and run now utilised for additional storage.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Bottle gas to range cooker.
Private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7700-3027-4205-1007-2200>

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

What3Words: ///spires.forever.sidelined

Photographs taken on 24th May 2023

Particulars prepared May 2023.



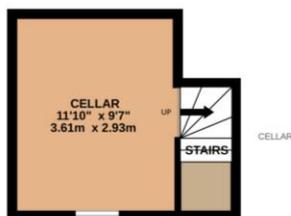




GROUND FLOOR



FIRST FLOOR



CELLAR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.