



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

BRAMLEY COTTAGE

BERRINGTON GREEN, TENBURY WELLS,
WORCESTERSHIRE, WR15 8TQ

GUIDE PRICE

£595,000



**A WELL-APPOINTED DETACHED COTTAGE SET IN LARGE ATTRACTIVE GARDENS
IN A HIGHLY SOUGHT AFTER AREA WITH VIEWS ACROSS OPEN COUNTRYSIDE.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM AND SHOWER ROOM
- SPACIOUS MASTER BEDROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- ESTABLISHED LEVEL GARDENS
- DETACHED DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2.5, Leominster – 8, Ludlow – 9, Hereford – 20, Kidderminster – 20, Worcester – 23, M5 Junction 6 – 26, Shrewsbury – 38, Birmingham – 39.

DIRECTIONS

From Tenbury Wells, take the A4112 for Leominster and continue over Oldwood Common, after 2 miles turn right opposite St Michaels Church for Berrington/Village Hall. Continue for about 0.6 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Bramley Cottage is situated in the highly sought after hamlet of Berrington Green a stones throw from St Michaels and is nestled in beautiful rolling countryside just a short drive away from the market town of Tenbury Wells and historic Ludlow. St Michaels is an active village with a variety of events held regularly at the Village Hall and The Fountain Inn at Oldwood is within walking distance of the property. The property is within the Tenbury C of E Primary School and Tenbury High Ormiston Academy catchment areas. There are several footpaths in the vicinity from which you can really appreciate the surrounding countryside, whilst Oldwood Common is also nearby.

Bramley Cottage is a spacious detached cottage constructed circa 1992 of brick faced elevations under a slate tiled roof with UPVC framed double glazing. The cottage is well maintained and has a recently installed high quality fitted kitchen complemented by an oil fired Rayburn. The cottage is set in delightful and established mainly west facing level gardens with ample driveway parking space and a detached double garage. The property benefits from a west facing aspect, and views across open farmland.

ACCOMMODATION

A part glazed door opens into the entrance hall with wood block flooring and an understairs cupboard. The sitting room has a woodburning stove with a brick hearth and an oak surround, and French doors opening onto the garden. The kitchen/breakfast room has a tiled floor, pale green shaker fitted units with granite worktops incorporating an inset stainless steel sink, an integral Zanussi electric oven, an induction hob with an extractor hood over, and an oil fired Rayburn, and a door opens into the dining room, which in turn leads through to the sitting room. The utility room has a tiled floor, fitted units, plumbing for a washing machine, space for a fridge/freezer, and a door through to the porch which has a quarry tiled floor and a stable door to outside. The ground floor shower room has a tiled floor, a Triton Enrich electric shower, pedestal basin and wc.

From the entrance hall stairs rise up to the first floor landing. The spacious master bedroom has fitted wardrobes. There are two further double bedrooms, a fourth bedroom with fitted wardrobes, and a family bathroom with a bath, pedestal basin, wc, heated towel rail and an airing cupboard with an immersion tank and shelving.

OUTSIDE

The gated tarmac driveway has ample parking and turning space leading to the detached double garage (20'4" x 18'10" with a pair of up and over metal garage doors, power and light. The mainly west facing gardens are mostly laid to lawn with a patio al fresco entertaining area, established shrub and well-stocked flower borders, fruit trees, a fenced vegetable plot, a summerhouse (10' x 7'8") and two timber garden sheds and a bunded oil tank.

SERVICES

Mains water and electricity are connected.
Oil fired central heating - Rayburn.
Private drainage – septic tank.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E
Full details available upon request or follow the link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2016-6420-2194-4515>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

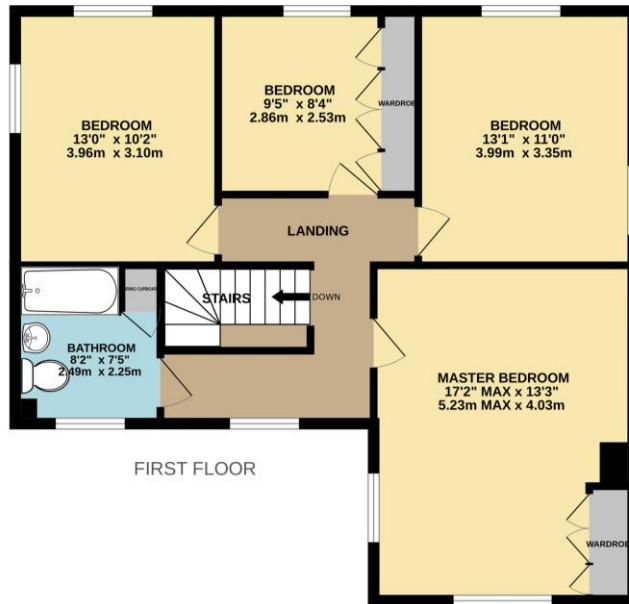
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Photographs taken on 15th December 2024
Particulars prepared January 2025







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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.