



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## HIGHCROFT, 1 CALLOWS MEADOW

OLDWOOD ROAD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8TA

GUIDE PRICE

**£400,000**



**A DETACHED BUNGALOW IN AN ELEVATED EDGE OF TOWN SETTING  
WITH ESTABLISHED GARDENS AND WITHIN WALKING DISTANCE OF OLDWOOD COMMON.**

- OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- SECOND DOUBLE BEDROOM
- FAMILY BATHROOM
- INTEGRAL GARAGE
- DRIVEWAY PARKING
- SOUTH FACING GARDEN

### NICK CHAMPION LTD

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**APPROXIMATE DISTANCES (MILES)**

Tenbury Wells – 1, Leominster – 9, Ludlow – 11, Bromyard – 11, Kidderminster – 19, Worcester – 22.5, M5 Junction 6 – 25, Birmingham – 38.

**DIRECTIONS**

From Teme Street, Tenbury Wells, head south on the A4112 and after 1 mile turn right immediately before the turning into Salt Box Lane on your left. Take the first left into Callows Meadow and the property is the first on the left hand side as indicated by a Nick Champion 'For Sale' board.

**SITUATION & DESCRIPTION**

Highcroft, 1 Callows Meadow is situated in a development of just four bungalows off the Oldwood Road, and from its prominent semi-elevated setting enjoys fine views across Tenbury Wells to Clee Hill, especially from the south facing rear garden. The property is within walking distance of The Fountain Inn at Oldwood, and there are an abundance of footpaths and bridlepaths within easy reach, as well as Oldwood Common which is a popular spot for dog walkers. Highcroft, 1 Callows Meadow is just a short drive or 15 minute walk away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

Highcroft, 1 Callows Meadow is a detached bungalow constructed circa 1995 of brick faced elevations under a tiled roof, and is set on a generous plot with attractive and established front and rear gardens, driveway parking and an integral garage. The property offers comfortable accommodation which would be enhanced by some upgrading. The property has tiled floors throughout and gas fired central heating with a Worcester combi boiler. The property is offered with no upward chain.

**ACCOMMODATION**

A part glazed door opens into the entrance hall with a cupboard housing the Worcester combi boiler and doors to all rooms. The kitchen/dining room has a kitchen area with fitted wooden units incorporating a sink/drainer, an integral Hotpoint electric double oven and Creda ceramic hob with an extractor hood over, space for a fridge, plumbing for a dishwasher and a French door opening onto the garden, and an archway opens into the dining area. The sitting room has space for an electric fire with a decorative brick surround and sliding patio doors opening onto the rear garden. The master bedroom has fitted wardrobes and an ensuite with a Mira thermostatic shower, a pedestal basin and wc. There is a second double bedroom with a fitted wardrobe, and a family bathroom with a bath, pedestal basin and wc. The utility room has fitted units incorporating a stainless steel sink/drainer, with plumbing for a washing machine, a fitted store cupboard and a door leading through to the integral garage.

**OUTSIDE**

The tarmac driveway has ample parking space for two cars leading to the integral garage with an up and over metal garage door, and space for a fridge/freezer and tumble drier.

The front garden has a lawn with shrubs and ornamental trees and a gated side access leads to the south facing rear garden which is mostly laid to lawn with shrub and flower beds and borders, a patio entertaining area, a gravel

seating area, a summerhouse and a large timber garden shed on the eastern side.

**SERVICES**

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

**LOCAL AUTHORITY**

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

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating D - Full details available upon request or follow the link:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/4900-3238-0722-7090-3253>

**FIXTURES & FITTINGS**

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

**TENURE**

Freehold

**VIEWING**

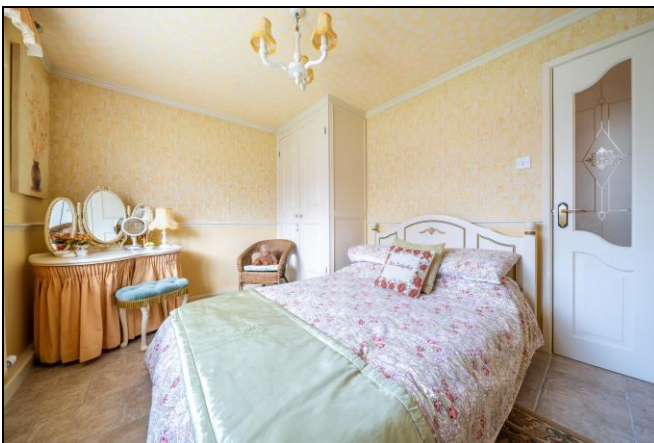
By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555  
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Photographs taken on 14<sup>th</sup> February 2025  
Particulars prepared March 2025

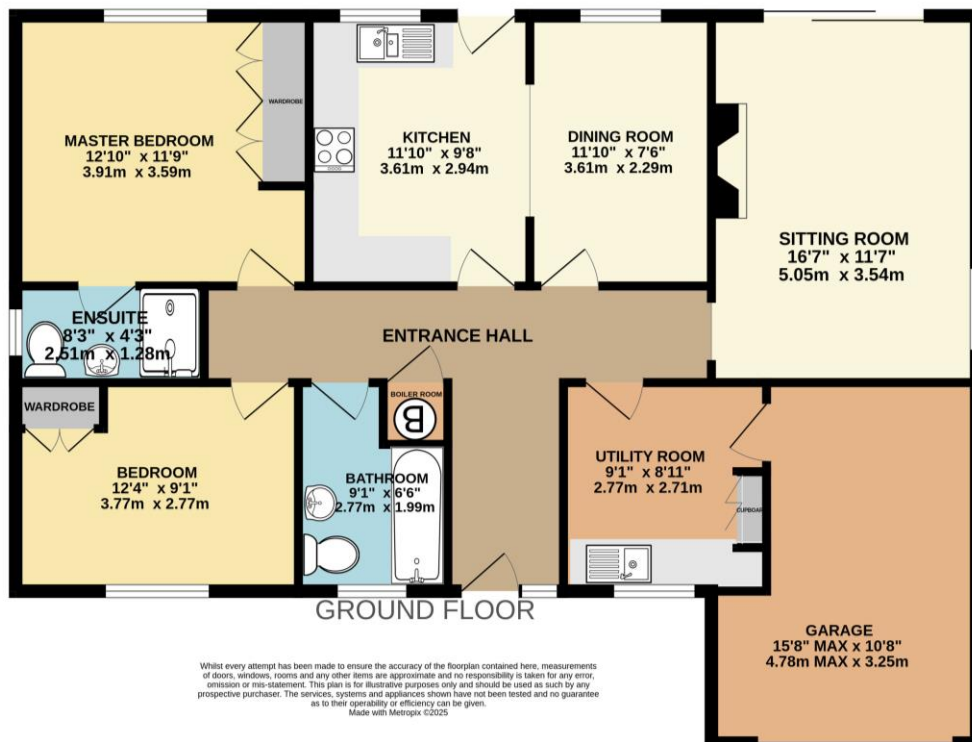
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.