NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

6 WYREBROOK ORCHARD

NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8JD

GUIDE PRICE
£335,000



AN EXTENDED SEMI-DETACHED FAMILY HOUSE WITH GENEROUS LEVEL GARDENS IN AN ACCESSIBLE VILLAGE LOCATION.

- KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY AREA AND CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- FRONT GARDEN
- DRIVEWAY PARKING
- GENEROUS REAR GARDEN

NICK CHAMPION LTD
16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Tel: 01584 810555 | **Email:** info@nickchampion.co.uk
www.nickchampion.co.uk

THE GUILD PROPERTY PROFESSIONALS
naea | propertymark PROTECTED
nava | propertymark PROTECTED
OnTheMarket.com
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

6 WYREBROOK ORCHARD, NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8JD

APPROXIMATE DISTANCES (MILES)
Tenbury Wells – 3, Ludlow – 13, Kidderminster – 15, Worcester – 20, M5 Junction 6 – 21, Hereford – 26, Birmingham – 34.

DIRECTIONS
From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. Proceed for 2.9 miles before turning left into Wyrebrook Orchard and then turn right to keep on Wyrebrook Orchard and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION
6 Wyrebrook Orchard is situated in a housing estate on the edge of the accessible village of Newnham Bridge surrounded by beautiful Teme Valley countryside with abundant footpaths on the doorstep. The property is just a short drive away from the popular Peacock Inn, and from the market town of Tenbury Wells which offers a good range of shops and services. Historic Ludlow is also within easy reach, and the cities of Worcester, Hereford and Birmingham are all within a commutable distance. 6 Wyrebrook Orchard is within the catchment areas for Lindridge C of E Primary School and Tenbury C of E Primary School, and Tenbury High Ormiston Academy. A regular bus service from Tenbury Wells to Worcester has a bus stop within level walking distance in Newnham Bridge.

6 Wyrebrook Orchard is a semi-detached house constructed circa 1950 of mellow brick faced elevations under a tiled roof, which has been significantly extended and improved by the present owners to form a very spacious family home with level gardens and ample driveway parking space. The property has UPVC framed double glazing, mains water and electricity, solar panels, a woodburning stove with a back boiler for central heating and hot water, and shared drainage.

ACCOMMODATION
A part glazed door opens into the entrance hall with a utility area with plumbing for a washing machine and space for a tumble dryer, and an understairs cloakroom with a vanity basin and wc. The sitting room has a bay window, and a woodburning stove with a back boiler for central heating and hot water on a stone hearth. The open plan kitchen/dining room has a range of grey laminate fitted units and an island incorporating a sink/drainer, with integral appliances including a dishwasher, fridge, two freezers, two electric ovens, an induction hob with an extractor hood over, a wine cooler, a door onto the side path and French doors opening onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing with a storage space with shelving. The master bedroom has an ensuite with a dual head Mira Décor electric shower, a vanity basin unit and wc. There are three further bedrooms, and a family bathroom with a bath, hand basin, wc and heated towel rail.

OUTSIDE
A tarmac driveway provides parking space for three cars. The front garden has a lawn with shrub and flower borders and paved paths leading to the property entrance and around the side to the enclosed rear garden which has a patio entertaining area, lawn, and a fenced second patio seating area with space for timber sheds/garden rooms.

SERVICES
Mains water and electricity are connected.
Solid fuel fired central heating. Solar panels.
Shared sewage plant managed by Stonewater.
N.B. The sewage plant is due to be replaced imminently by Stonewater and the Vendors of 6 Wyrebrook Orchard have confirmed that they will settle the cost of the work apportioned to the property.

LOCAL AUTHORITY
Malvern Hills District Council - Tel: 01684 862151
Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE
EPC ORDERED.

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

TENURE
Freehold

ANTI-MONEY LAUNDERING
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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: ///moon.boast.dreamers

Photographs taken: 9th November 2026
Particulars prepared: November 2026

Flood Risk (Checked on 13.11.26 on https://check-long-term-flood-risk.service.gov.uk/postcode)
Surface water: Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 13.11.26)
O2, Three and Vodafone: Good outdoor
EE: Variable outdoor

Broadband Availability (Checked on Ofcom: 13.11.26)
Standard: 16 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 39 Mbps (highest download) / 6 Mbps (highest upload)
Ultrafast: Not available.



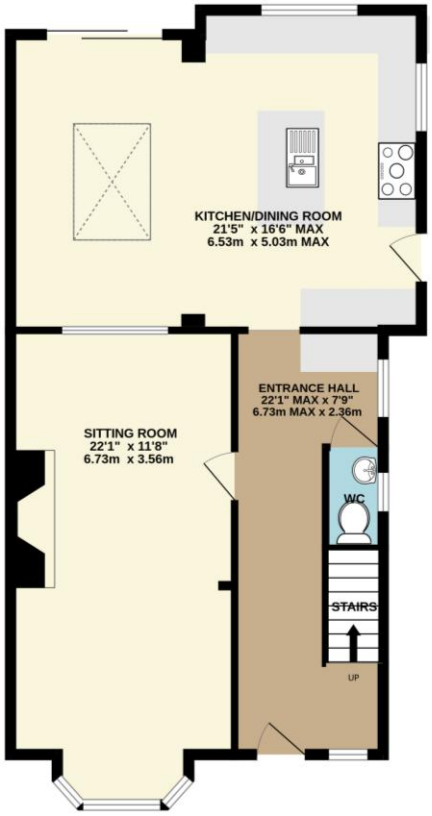












GROUND FLOOR



FIRST FLOOR

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.
Made with Metropix ©2026

N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

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.