



SAMUEL WOOD

Beech Tree House Oldwood Road, Tenbury Wells, Worcestershire, WR15 8TA

Asking Price £399,000



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This luxurious modern detached house sits in a non-estate position on the edge of Tenbury Wells. The property was built in 2018 and benefits from excellent bricked driveway, integral garage and a rear garden with an open aspect. Accommodation benefitting from upvc double glazing and gas fired central heating briefly includes: Entrance area, open plan to Large Kitchen / Dining Room, Cloakroom, Living Room with wood burner and bi-fold doors out onto garden, First Floor Landing with 3 Double Bedrooms, House Bathroom and En-suite Shower Room. Viewing strongly recommended. EPC Rating - B

- Newly built house in 2018
- Edge of town position
- Rural view to rear elevation
- 3 Double Bedrooms
- Well appointed and well presented accommodation
- Gas heating, double glazing, wood burner
- Bricked driveway, garage and rear garden

The property is located on the outskirts of Tenbury Wells but within walking distance of the town's facilities. Equally beautiful countryside is easily accessible.

Double glazed front door opens into

Reception Hallway

Which then in turn is open plan into a

Large Kitchen / Dining Room 19'8" x 17'10" (6.00m x 5.46m)

Having window to frontage and tiled effect flooring. The kitchen is nicely fitted with a modern range of matching units with grey fronts, wood effect work surfaces, splash backs and stainless steel sink unit. Bosch gas hob with extractor positioned above, adjacent to which is Bosch double oven, integrated fridge / freezer and dishwasher. Ample room for large table and chairs.

Cloakroom

Having window to frontage, flooring matching that of the Kitchen and a suite in white of wc and wash basin with large vanity cupboard.

Living Room 19'6" x 10'9" (5.95m x 3.28m)

Sits at the rear of the house and has fantastic bi-folding doors stepping out onto the rear garden and from here a view over a field can be enjoyed. There is a further window to rear side and a further feature of the room is the recently installed multi fuel stove.

First floor galleried landing

With window to frontage and access to roof space. Door into the boiler cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water, radiators and shelving.

Bedroom 1 17'7" x 10'5" (5.36m x 3.18m)

Has two large windows to rear elevation enjoying a view over the field. Across one wall there is an excellent range of fitted wardrobe cupboards with hanging rail and shelving.

En-suite Shower Room 8'0" x 3'3" (2.45m x 1.00m)

Having window to side, modern suite in white of wc, pedestal wash hand basin and a good size shower cubicle with multi head shower fitted and tiled splash backs.

Bedroom 2 11'0" x 9'3" (3.36m x 2.83m)

Has window to frontage, fitted wardrobe with mirrored sliding doors with hanging rail and shelf.

Bedroom 3 11'4" x 9'4" (3.46m x 2.86m)

Has dual aspect with windows to both front and rear elevations and a further roof access.

House Bathroom 9'10" x 5'1" (3.00m x 1.57m)

Has window to side, tiled floor, modern suite in white of wc, wash hand basin with large vanity cupboard, panelled bath with shower screen, multi head shower over and tiled splashbacks.

Outside

The property is approached onto a bricked frontage providing parking for numerous vehicles. There is a hedge and low wall to front elevation. Off the driveway there is an electrically operated up roller shutter door that opens into the properties garage. The garage has a personal door into the rear garden, utility cupboard with space and plumbing for washing machine and room for a stacked dryer, stainless steel sink unit and integral door back into the Kitchen / Dining Room. The rear garden with the property is enclosed by high board fencing to both side elevations and a low picket style fence to the rear which gives this open aspect over the field. There is paved seating area directly nearest the house ideal for summer dining or barbecues, small lawned garden and gravelled borders. There is gated access back to the frontage on both sides of the property.

Agents Note

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1. The vendor has been notified that whilst the field at the back of the house isn't affected, land further at the rear has potential planning on it for residential development. The link is <https://plan.malvern hills.gov.uk/Planning/Display/21/01478/SCR>

2. The property has the benefit of a *10 year NHBC guarantee*

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are double glazed. The property also has the benefit of a wood burning stove in the Living Room. Telephone to BT Telecom regulations.

Local Authority

Malvern Council

Council Tax Band E

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Ground Floor First Floor

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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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