



Shelsley Beauchamp

Worcestershire |

FOX TOWN & COUNTRY HOMES

Shelsley Beauchamp, Worcestershire,

- Striking single-storey property in a picturesque countryside setting
- Approached via a private driveway
- Set within approximately half an acre of beautifully landscaped gardens
- Ideal home for peace and privacy seekers
- Breathtaking Countryside Views
- Versatile and Spacious Living
- Air-conditioning in the main living areas
- Log burning stove in the sitting room
- Stunning seasonal vistas providing a picturesque backdrop
- Four generous double bedrooms with ample natural light
- Large Sitting Room featuring fabulous views over the countryside
- Dining Room
- Kitchen Breakfast Room
- Adjacent utility room for added convenience
- Dedicated Study
- Master Bedroom Suite:
- Ample Parking and double garage for car or bike enthusiasts.
- Mature and Private Gardens
- Covenant in place so unable to raise the roof of the property
- CHAIN FREE ACCOMMODATION
- what3words - stripped.porridge.coupler

Situated in the heart of a picturesque countryside setting, Valley View is a single-storey property that offers a harmonious blend of spacious living and peaceful surroundings. Approached via a private driveway, this remarkable home is set within approximately half an acre of beautifully landscaped gardens, making it the perfect home for those seeking peace and privacy.

Enjoy stunning vistas that change with the seasons, offering a picturesque backdrop to your daily life.

This thoughtfully designed home has four generous double bedrooms, each with ample natural light, providing a comfortable and inviting atmosphere for family and guests.





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The heart of the home, the expansive sitting room, features fabulous views over the surrounding countryside, with a log burning stove for those chilly days and air-conditioning throughout for the unusually hot days that the British summer is now experiencing and predicted for the future.

Adjacent to the sitting room and accessed through double doors, the dining room overlooks the front garden, creating an inviting space for family meals and gatherings.

The well-appointed kitchen is equipped with a range of modern base and wall units, built-in appliances, and contrasting worktops. The adjacent utility room adds convenience for extra storage and laundry.

A separate study offers the ideal environment for remote work or quiet study, ensuring productivity in a quiet setting.

The first floor features a fabulous master bedroom suite complete with a spacious en-suite bathroom and built-in wardrobes, providing a perfect retreat at the end of a busy day.

A double garage and additional vehicle parking ensure convenience for you and your guests.

The gardens are a true highlight, featuring a variety of spring and summer flower beds that burst with colour, along with stunning autumnal hues. An attractive water feature cascades down the front tiered garden, enhancing the peaceful ambience.

With its private and quiet setting, Valley Views is a lifestyle choice. The uninterrupted countryside views are some of the finest in the county.

Valley View is situated in the highly desirable village of Shelsley Beauchamp in the heart of the Teme Valley. The village has the historic All Saints Church with its 14th century west tower of red sandstone. There is also an active village hall. The world-renowned Shelsley Walsh Hill Climb is within driving distance away. Further amenities are available in the nearby villages of Stanford Bridge, Clifton-upon-Teme, Martley





and Great Witley, including junior and senior schools, namely the highly regarded Chantry Senior School at Martley.

There is a doctor's surgery at Great Witley. The Cathedral City of Worcester is approximately 10 miles distant with its direct rail links to Birmingham and London. There is good M5 motorway access via junction 5 at Wychbold as well as 6 & 7 at the north and south of Worcester.

Mains Water and Drainage
Oil Central Heating
Mains Electricity
Tax Band G
Broadband

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





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Valley Views, Shelsley Beauchamp, WR6 6RD



Total Approx Area: 209.0 m² ... 2250 ft²
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 the operability or efficiency can be given.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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