



Teme House

Clifton-On-Teme | WR6 6EN



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A large five-bedroom family residence, offering 3400sqft of versatile accommodation plus large double garage, on a superb plot and situated in the heart of the pretty village of Clifton.

Location:

Clifton-upon-Teme provides extensive local amenities such as a post office and store, two public houses, village hall, church, primary school and nursery all within walking distance. There is a village park providing a playground for children, football pitches, a bowling green, tennis courts and with various public footpaths, lots of scenic and beautiful countryside walks on your doorstep.

The highly acclaimed Chantry High School is within catchment to the property with bus service available. In the independent sector there is Kings Worcester and the Royal Grammar School.

Worcester is approximately 10 miles away sitting majestically on the River Severn, enjoying the Worcester Cathedral as its backdrop. A vibrant city with a great selection of high street shops and brands.

Bromyard (9 miles) Worcester (12 miles) Birmingham (40 miles) Cheltenham (40 miles). All miles are approximate.

Accommodation comprising of:

Porch, hallway, study, living room, dining room, breakfast kitchen, laundry, billiard room, bedroom 5 with en-suite, WC.

Master bedroom with en-suite and three further bedrooms. bathroom.

Double garage with study/office.

Ground floor accommodation:

The porch leads into the central hallway which provides access to all the reception rooms. The hallway has a glazed partition into a study with a bay window, allowing in light and creating a feeling of more space, whilst benefitting from a front aspect.





The triple aspect drawing room features an attractive fireplace with stove, windows with front aspect and sliding doors into the conservatory, which is the perfect room to enjoy the glorious garden. There is a door into the dining room, a well-proportioned room with bay window overlooking the garden and a glazed door on the other side of the room which gives direct access into the large family sized breakfast kitchen.



The kitchen is accessed from the hallway and from the dining room, creating good flow to the property.

Offering good storage with wall and base units, plumbing for a dishwasher and Integrated Bosch oven and grill and a Neff electric cooker. There is access to the garden and patio via a glazed door, ideal for entertaining. This room is a superb size and has terrific potential to modernise.

Adjacent to the kitchen is a laundry with further fitted units and plumbing for a washing machine and tumble dryer. There is a rear porch and useful boot room which houses the boiler.

Ideal for a dependant or teenager is a ground floor bedroom with fitted wardrobes and an en suite shower room. A dual aspect room which overlooks the garden with French doors providing direct access.

To complete the ground floor accommodation is a terrific sized games room, large enough for a three-quarter size billiards table, making this a fantastic room for entertaining. There is also a ground floor WC and a storage cupboard.

First floor accommodation:

All bedrooms are double rooms. The master bedroom with en-suite is a well-proportioned room with fitted wardrobes and front aspect.

Bedroom two also benefits from a fitted double wardrobe and with its triple aspect allows in plenty of light. This room is immediately adjacent to a large family bathroom with twin basins, shower cubicle and spa bath as well as a heated towel rail and WC.

Bedroom three is a further double with built-in cupboards and access to substantial eaves storage with a delightful rear aspect.

Bedroom four is a large double with front aspect.





Outside:

The rear aspect is delightful, overlooking a grazing field and giving the feeling of tranquillity and privacy. Predominantly consisting of a large patio; which is ideal for entertaining with direct access to the kitchen, a lawned area and summer house. There is access to the large double garage which is located to the side of the property. The garage has an office to the rear and a further room, currently utilised as a garden store room. The garage benefits from electricity and water.

The property has a large Cotswold stone gravel driveway with parking to the front of the house and access to the side up to the double garage.

Services:

Oil Fired central heating and hot water. Mains electricity, water and drainage. Broadband is available, and Fibre runs through the village.

Local Authority:

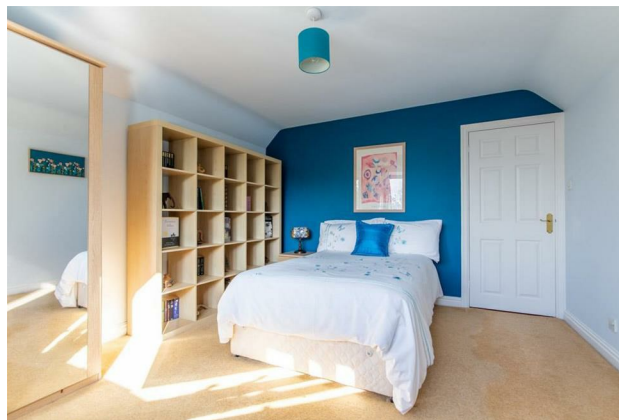
Malvern Hills District Council

Tax Band – G

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Administration Deposit:

RJ 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 RJ Country Homes to cover administration and re-marketing costs of the property.

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Approx. Gross Internal Floor Area 3262 sq. ft / 303.09 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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

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