



Cold Green Cottage

Rochford, Tenbury Wells WR15 8SP

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 1,342 sq. ft.

KEY FEATURES:

- Extended period cottage
- Delightful rural setting
- Spacious living room/snug
- Country kitchen with AGA
- Garden/dining room
- Utility room with WC
- Three double bedrooms
- Summer house/home office
- Mature gardens
- Ample parking

A charming extended period property situated on the outskirts of the popular village of Rochford, enveloped by the glorious Teme Valley countryside, bordered by orchards and farmland.

This extended cottage offers a wealth of accommodation, comprising a welcoming reception hallway, a spacious living room/snug, a charming garden/dining room, a well-appointed kitchen and utility room/WC on the ground floor. Upstairs, the property features three bedrooms and a family bathroom.

Outside, a delightful mature garden surrounds the property, while a gravel driveway offers ample parking space for multiple vehicles. A summer house/home office complete with internet connection, electricity, lighting and power offers convenience for home workers.

Situation

Nestled in the serene countryside of Worcestershire, Rochford exudes charm. Surrounded by the glorious Teme Valley offering an abundance of opportunities for walking, hiking and exploring the surrounding countryside.

Tenbury Wells is approximately 4 miles away. This delightful market town is renowned for its history and scenic beauty. The town boasts a range of amenities, including quaint shops, traditional pubs and cosy cafes lining its historic streets.



Worcestershire is bestowed with an array of exceptional schools, spanning both the private and public sectors. The Cathedral City of Worcester is home to esteemed private institutions such as the Royal Grammar School and King's School, ensuring a rich educational landscape.

Description

The property is approached via a gravel driveway, offering parking space for multiple vehicles. At the driveway's end sits a highly convenient garden shed. A gate provides entry to the rear garden, while a pathway encircles the front of the property, leading to the entrance featuring a wooden canopy porch with tiled roof.

Upon entering the property, you are greeted by a spacious and welcoming reception hallway, including striking exposed painted wooden beams, evoking the charm of the original cottage. To the right, a door leads to the expansive living room, while stairs ascend to the first-floor accommodation. Glazed doors beckon you into the garden/dining room, seamlessly connecting the living spaces.

The garden/dining room boasts full-height windows, flooding the space with natural light and offering picturesque views of the surrounding garden. A stable door provides access to the rear garden, enhancing the indoor-outdoor flow. There is ceramic tiled flooring, creating a seamless transition from the garden/dining room into the adjacent kitchen and utility area.

Continuing from the garden/dining room, you enter the kitchen, featuring cream fitted wall and floor-mounted cabinets complemented by a granite composite worktop. A one and a half bowl sink with a mixer tap adds functionality. The focal point of the kitchen is the oil-fired two-oven AGA with twin hot plates, exuding warmth and charm. A window provides views to the front and side of the property. Adjacent to the kitchen, to the right, lies a conveniently located utility room, adding to the practicality of the space.

The utility room features a downstairs WC for added convenience, along with a classic Belfast sink, a mixer tap and tiled countertops. Ample space is provided for a fridge freezer and washing machine, ensuring all household needs are met. A window overlooks the side of the property, infusing the space with natural light and providing a pleasant view.





This triple-aspect living room/snug boasts two windows overlooking the front of the property, along with a large window to the right-hand side and double French doors flanked by glazed panels leading out to the rear garden. The room is accentuated by original exposed painted wooden beams, retaining the character of the original cottage.

Adding to the cosy ambiance, the living room area features an electric log burner effect fire set on a blue tiled hearth, framed by a painted wooden fireplace surround.





First Floor

A staircase ascends to the landing, where you will find three double bedrooms and a family bathroom.

To the right of the landing, you will discover a spacious double bedroom featuring a window with scenic views overlooking the front of the property. This room also boasts a generous array of built-in cupboards, providing ample storage space for belongings.

Located on the right-hand side at the front of the property, there is a second double bedroom offering a window with picturesque views of the countryside surrounding the property.



The third double bedroom benefits from ample natural light filtering in through its side-facing window.

Completing this level is a family bathroom featuring a large rectangular shower enclosure with a mixer shower, a white low-level WC and a white pedestal washbasin with a two-handled mixer tap. Additionally, there is a white towel warmer and a window overlooking the rear garden.



Gardens and Grounds

This lovely garden directly borders orchards and at the rear of the property, you will find a charming seating area nestled amidst stone retaining walls, surrounded by well-stocked flower beds and mature planting. There are a variety of planted areas, a feature pond and water feature, meandering pathways and an archway leading to a lawn.

Additionally, the garden includes another garden shed, a greenhouse and a summer house/home office complete with internet connection, electricity, lighting and power.

Services

Mains electricity and water. Private drainage with septic tank. Oil-fired external Worcester Bosch boiler and oil-fired AGA oil tank. External boiler Greenstar Heatslave, two external 18/25 ERP plus - converted ready for HPO. Superfast fibre broadband to the property 150 meg download 30 meg upload. Council tax band - E.





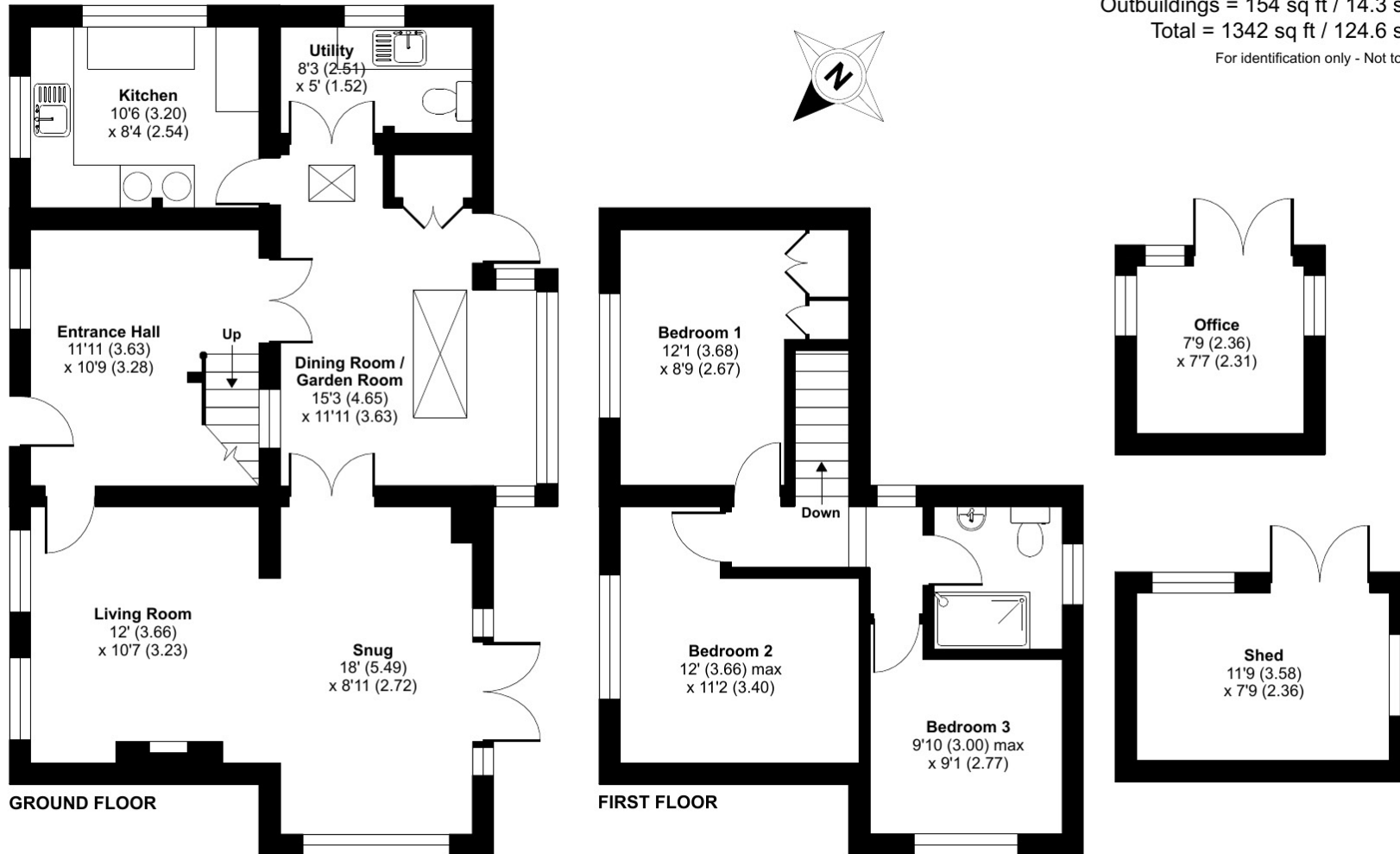
Cold Green Cottage, Rochford, Tenbury Wells, WR15

Approximate Area = 1188 sq ft / 110.3 sq m

Outbuildings = 154 sq ft / 14.3 sq m

Total = 1342 sq ft / 124.6 sq m

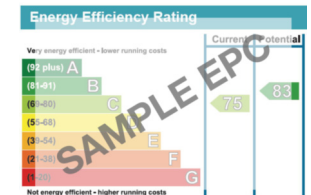
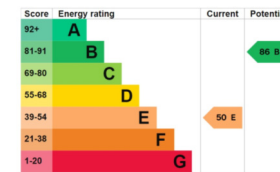
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