



## 3 Mill Meadow

Tenbury Wells WR15 8HX

Andrew Grant



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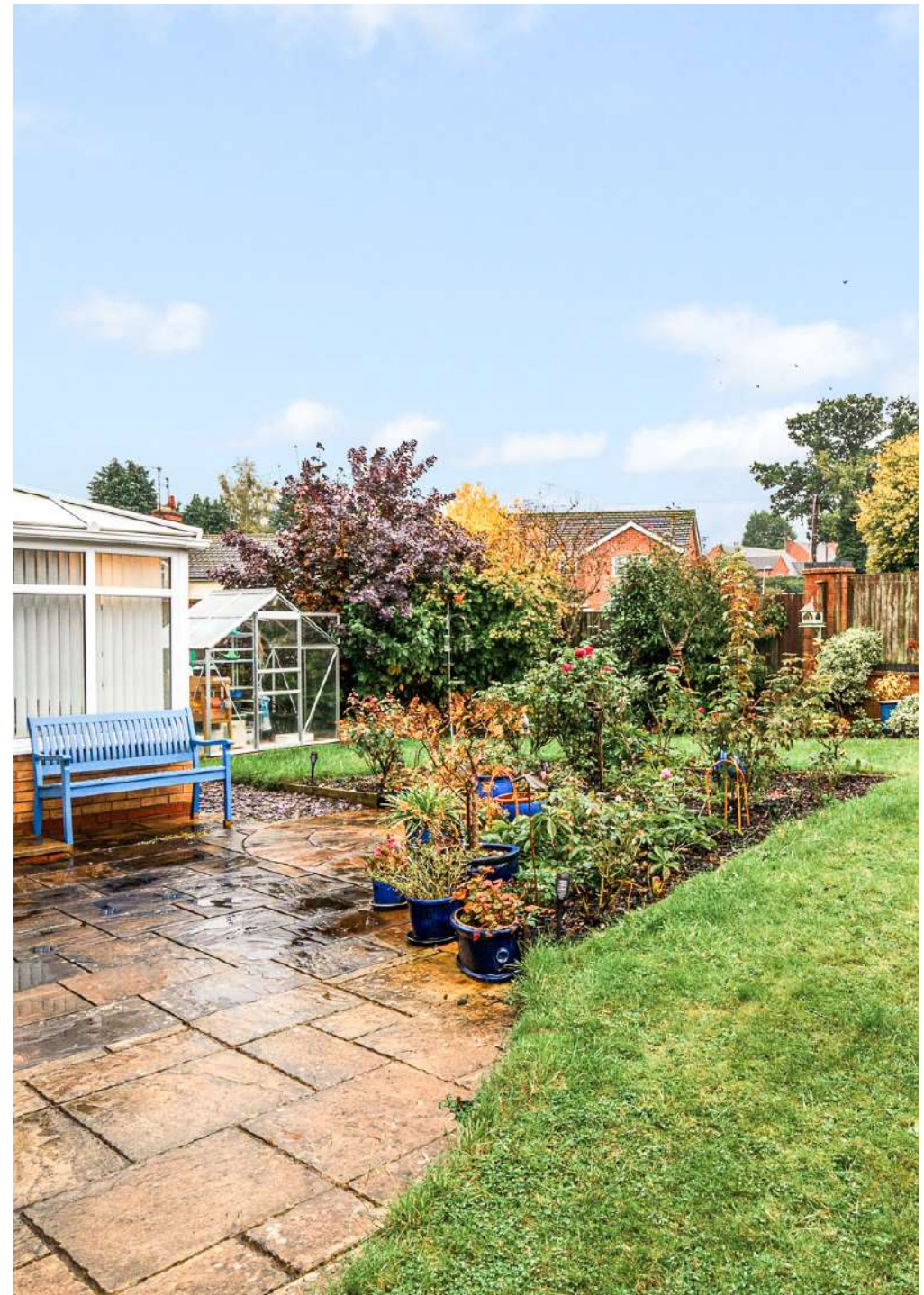
**4 Bedrooms 2 Bathrooms 3 Reception Rooms**

This charming detached property, located on the outskirts of Tenbury Wells and bordered by countryside, features multiple reception rooms and a spacious conservatory, offering versatile living spaces ideal for families throughout the year. With four bedrooms, a generously sized garden, ample off-road parking and a double garage, the property perfectly balances comfort and convenience, making it a truly wonderful place to call home.

## Key features

- A well-sized detached property with almost 2000 sq ft of living space, ideal for family living.
- The property benefits from four bedrooms with three featuring their own built-in wardrobe space and the principal featuring its own en suite.
- A generously sized garden with patio area and soft planted beds, creating a wonderful and private green space.
- A drive providing space for off-road parking, as well as access to a double garage.
- Situated in the village of Tenbury Wells, benefitting from nearby access to local amenities, schools and transport links.

1963 sq ft (182.3 sq m)





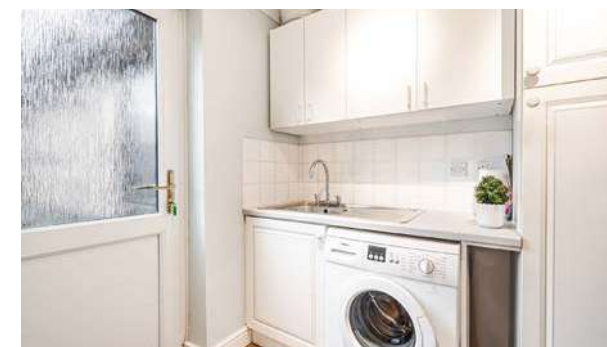


## The kitchen

The kitchen is the heart of the home, offering garden views through two rear-facing windows and ideal for cooking, dining and entertaining. It features Karndean wood-effect flooring, cream units with wood-effect worktops and space for a dining table. Modern appliances include a four-ring gas hob, extractor fan, built-in double oven and a dishwasher, complemented by a black composite sink and turquoise tiled splashback.



Adjoining the kitchen is the utility area, which features an external door that leads directly to the rear garden. This practical space offers additional base and wall units, a single bowl stainless steel sink with a twin-handle mixer tap and a large cupboard for ample storage. There is also designated space for a washing machine, enhancing the overall functionality of the kitchen.







### **The dining room**

Adjacent to the kitchen, the generously sized dining room offers an ideal setting for formal gatherings. With ample space for a large dining table, the room features an archway leading to the sitting room and sliding doors opening into the conservatory. This layout creates a natural flow throughout the ground floor, perfect for both everyday living and entertaining.





### The sitting room

The sitting room is a warm and inviting space, filled with natural light from the front-facing square bay window and light from the sliding doors to the conservatory. A fireplace with log burner style electric fire with wooden surround and tiled hearth fireplace adds a cosy touch for cooler evenings and the room offers ample space for furnishings. With convenient access from both the hall and dining room, this space is perfect for entertaining or enjoying nights by the fire.







### **The conservatory**

The conservatory offers a versatile space, perfect for year-round enjoyment. With direct access through French windows to the patio and garden, it seamlessly extends the indoor-outdoor living space, making it an inviting area for relaxation or entertaining.



### **The study**

Located at the front of the property, the study offers a versatile space with a window overlooking the front, providing plenty of natural light. Positioned next to a convenient guest cloakroom, this room adds to the home's flexibility and functionality, making it ideal for work or quiet reflection.





### Bedroom one

Bedroom one is an expansive room, comfortably accommodating a king sized bed. The room features a wall of built-in wardrobe space, enhancing the room's versatility and appeal, as well as a windows overlooking the front of the property and flooding the space with natural light.







### **Bedroom one en suite**

Bedroom one also benefits from its own stylish and tiled en suite. The space features a quadrant shower enclosure with mixer shower, a WC and a large white vanity basin unit with chrome single lever mixer tap, creating a functional and private space.





## Bedroom two

Bedroom two is equally spacious and well-appointed, featuring windows that flood the room with natural light. The built-in wardrobe enhances both functionality and storage, making this double bedroom a bright and practical space.





### Bedroom three

Bedroom three, currently used as a hobby room, is a spacious and versatile room that can easily accommodate a double bed. It benefits from built-in wardrobe space and features a window overlooking the garden, offering a bright and comfortable atmosphere.





### Bedroom four

Bedroom four, currently housing a bunk bed is a single room overlooking the front of the property.





### **The bathroom**

The well-appointed family bathroom features a fully tiled suite, including a WC, a rectangular vanity basin and a P-shaped bath with an integrated shower area, complete with a chrome bar valve shower mixer and a separate two-handle bath mixer tap. An obscure-glazed window allows natural light while maintaining privacy, creating a relaxing and functional space.





## The garden

The garden is a charming, year-round retreat, with a well-kept lawn bordered by soft planted beds and mature shrubs, all enclosed by fencing for enhanced privacy. A spacious patio area offers the perfect setting for outdoor relaxation, alfresco dining and entertaining. The garden also includes a greenhouse and a practical garden shed, adding to its appeal and functionality.







### **The driveway & garage**

The double garage is accessed via two electric roller doors from the driveway, offering both convenience and security. A rear stable door provides direct access to the garden, conveniently located near the kitchen utility's door. Additionally, the garage features a loft space, accessible by a ladder, which is fully boarded and equipped with lighting and power, providing excellent additional storage.



## Location

Mill Meadow is situated on the outskirts of Tenbury Wells, surrounded by picturesque countryside, offering a peaceful yet accessible location. The property is approached via a block-paved driveway with space for two vehicles, leading to a double garage with twin electric roller doors, and a block-paved path to the covered front porch and main entrance.

Tenbury Wells provides a range of local amenities, including supermarkets, independent shops, cafés and restaurants. Families will appreciate the nearby schools, such as Tenbury High Ormiston Academy and Burford CofE Primary School, both within easy reach.

For those requiring transport links, the area benefits from good road connections, with the A456 providing access to Worcester and Kidderminster, while Ludlow train station offers services to the wider region, making Mill Meadow both a serene and convenient location.

## Services

The property is serviced by mains gas, electricity, water, and drainage. It features a Worcester Bosch Greenstar gas system boiler alongside a Gledhill Torrent open-vented thermal store hot water tank, providing efficient mains pressure for both heating and hot water.

**Council Tax - Band F**

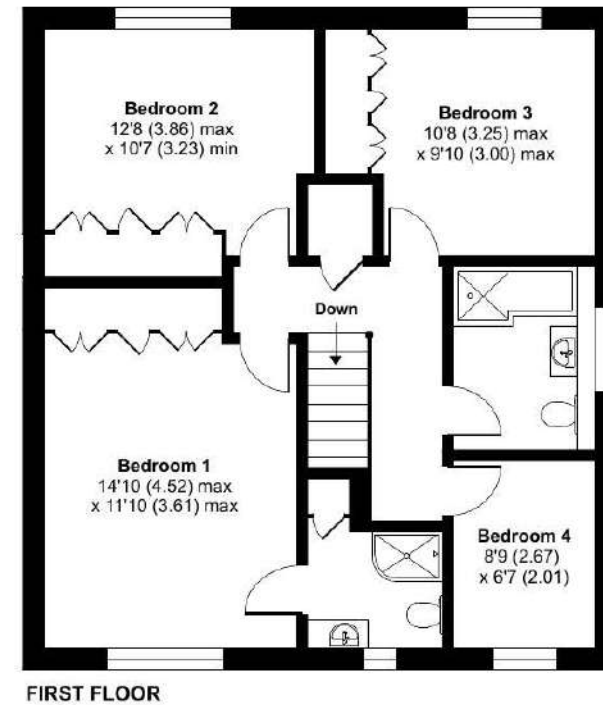
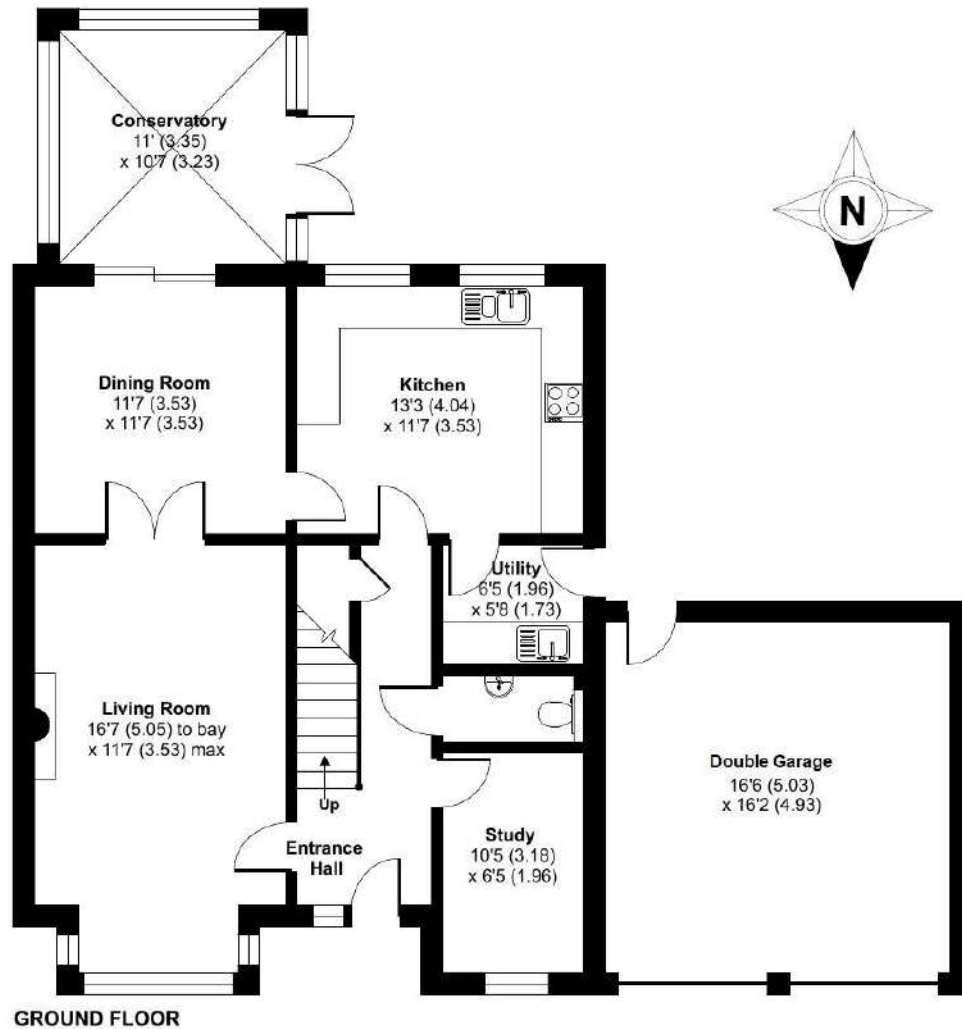




# Mill Meadow, Tenbury Wells, WR15

Approximate Area = 1963 sq ft / 182.3 sq m (Includes Garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Andrew Grant. REF: 1203686

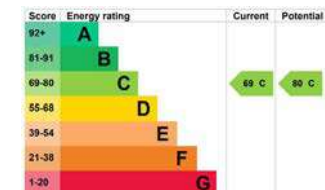


Illustration for identification purposed only, measurements are approximate, not to scale.



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