



## Coppice Ridge

Upper Sapey, WR6 6XR

Andrew Grant



# Coppice Ridge

Lockhill, Upper Sapey, WR6 6XR

**4 Bedrooms    3 Bathrooms    2 Reception Rooms**

A rare opportunity to purchase a spacious detached bungalow with four bedrooms, large garden, a double garage and peaceful countryside surroundings.

- A spacious four-bedroom detached bungalow with excellent potential in a peaceful rural setting.
- Generous reception spaces, two en suites, large utility room and fitted solar PV generating significant annual income.
- Expansive rear gardens with mature planting and countryside views beyond.
- Ample parking with a gated gravel driveway and double garage.
- Quiet village location with easy access to Worcester and Bromyard.

Coppice Ridge is a spacious four-bedroom detached bungalow enjoying a delightful position in the rural hamlet of Upper Sapey. The property offers excellent potential, featuring two reception rooms, a generous kitchen and utility room, cloakroom, two en suite bedrooms, a family bathroom and expansive gardens to the rear. The home benefits from a 16-panel solar PV system installed in 2010, generating approximately £900 per year on a favourable feed-in tariff for the next fifteen years. The double garage features an electric roller door and the extensive driveway provides ample parking for several vehicles. Although the interior would benefit from modernisation, the property presents a superb canvas for a buyer seeking a property to enhance to their own tastes. Set within a tranquil countryside setting, Coppice Ridge offers a wonderful lifestyle opportunity for those seeking space, privacy and rural charm.

**1672 sq ft (155.3 sq m)**







## The kitchen and utility

The kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. A window over the sink enjoys views across the fields beyond the property. Appliances include a cooker and dishwasher, with all white goods to remain as part of the sale. Adjoining the kitchen, the utility room offers additional storage, a second sink, a washing machine and side access to the rear garden.







## The dining room

Positioned conveniently off the central hallway, next to the cloakroom, the dining room offers a generous space for entertaining and family gatherings. A large window draws in natural light and provides a pleasant outlook over the front of the property.





## The reception room

A spacious reception room featuring a striking brick fireplace as a central focal point. A bay window and sliding patio doors open directly onto the garden, framing far-reaching views and creating a wonderful connection with the outdoors.







## The primary bedroom

The primary bedroom is a generously sized double located to the rear of the bungalow, overlooking the private gardens. There is ample room for various furniture arrangements and benefits from its own en suite facilities, providing added comfort and privacy.







## The primary en suite

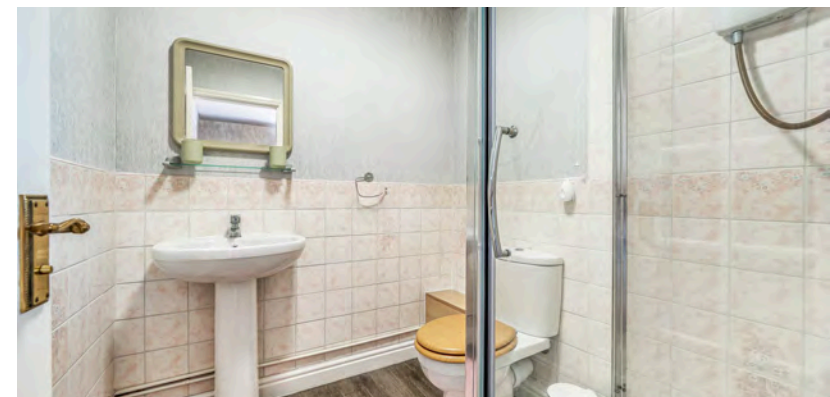
The en suite to the primary bedroom includes an electric shower cubicle, WC and wash hand basin, with partly tiled walls and practical non-slip flooring.





## The second bedroom

A well-proportioned bedroom positioned to the front of the property, offering good natural light and comfortable accommodation. This double bedroom also benefits from its own en suite, fitted with a shower cubicle, WC and wash hand basin, offering practical self-contained facilities.







## The third and fourth bedroom

The third bedroom enjoys views over the garden and offers flexibility for use as a guest room, home office or hobbies room. The fourth bedroom is ideally suited for use as a single bedroom, study or dressing room, with a rear-facing window overlooking the gardens.







## The bathroom

The family bathroom is equipped with a panelled bath with shower over, a WC and a pedestal wash hand basin, complemented by partly tiled walls and an obscured window for privacy.





## The garden

The garden at Coppice Ridge is a wonderful feature, offering expansive lawned areas with far-reaching views over the surrounding countryside. Immediately behind the property, a paved patio provides an ideal space for outdoor seating and entertaining, with an automatic awning over the patio doors providing cover when needed. A gravelled path leads through well-established planting, leading to the larger lower lawn framed by mature shrubs and trees.







Carefully tended borders and a feature archway create character and interest, while hedging along the boundary ensures privacy. The space offers excellent scope for further landscaping, growing or recreational use, perfect for those seeking a generous and private outdoor environment.







## The driveway and garage

A gated gravel driveway provides an abundance of parking space, leading directly to the garage and offering easy access to the front entrance. The double garage is fitted with an electric roller door, offering convenient parking and storage. Power and lighting are installed, enhancing its practical use.





## Location

Coppice Ridge enjoys a wonderful rural setting in the hamlet of Upper Sapey, surrounded by beautiful Worcestershire countryside. The popular towns of Bromyard and Worcester are within easy reach, providing a wide range of amenities, shopping and schooling options.

Commuter links are readily accessible via the A44 and A4103, connecting to Worcester, Hereford and beyond. The area is renowned for its peaceful atmosphere, scenic walks and open landscapes, offering an ideal retreat for those seeking a quieter way of life.

Local village amenities include a public house and church, while more comprehensive facilities can be found in neighbouring towns. This highly desirable location offers the perfect balance of rural living and convenience.

## Services

The property benefits from mains electricity and water, oil fired central heating via a Greenstar Heatslave oil combination boiler and a shared septic tank with five other properties. A 16-panel solar PV system provides electricity during daylight hours and is enrolled in a favourable feed-in tariff scheme from 2010, generating approximately £900 per year with fifteen years remaining on the contract at a rate of 31p per unit.

## Council Tax

The Council Tax for this property is Band E





# Coppice Ridge, Lockhill, Upper Sapey, Worcester, WR6



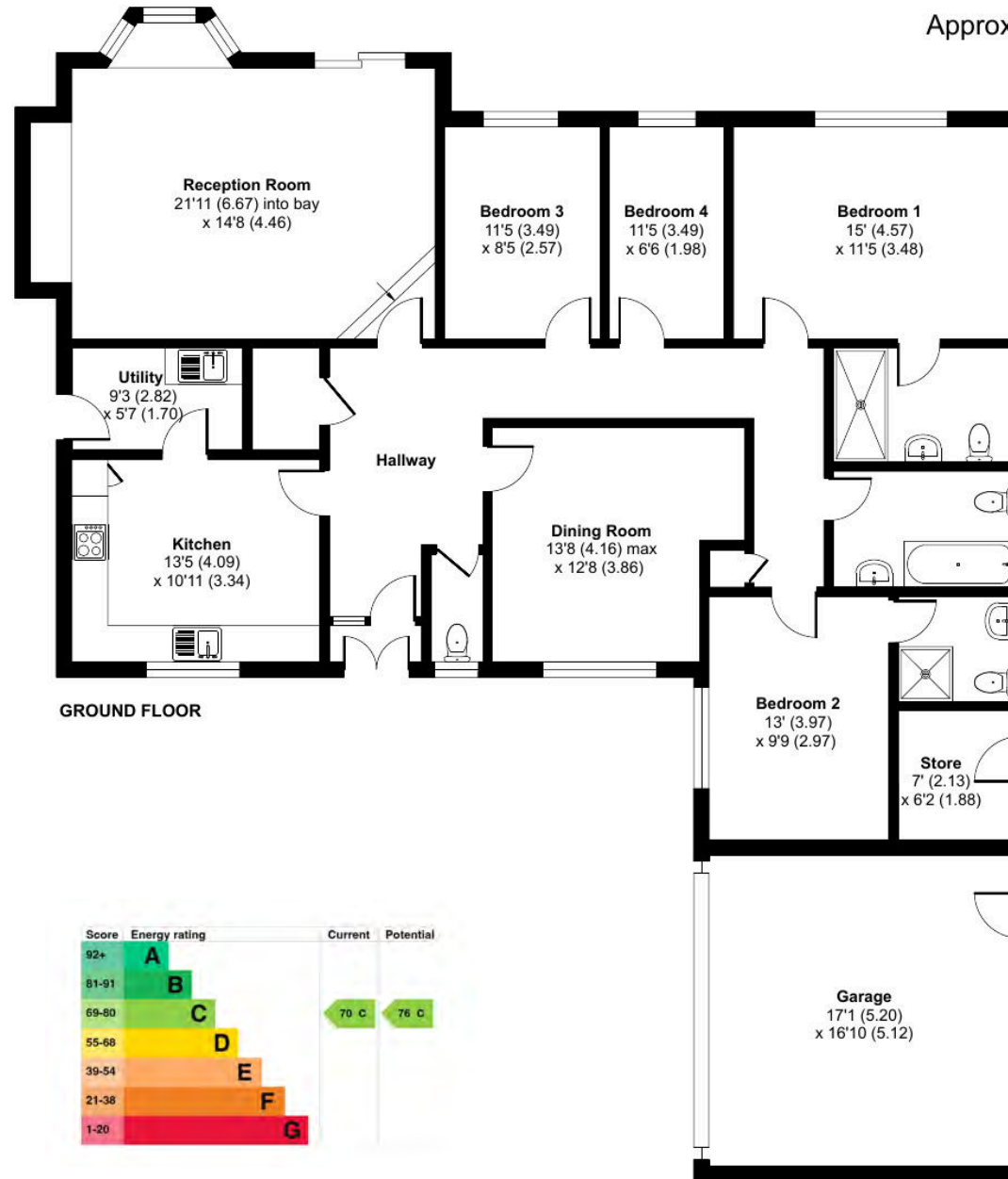
Approximate Area = 1672 sq ft / 155.3 sq m

Garage = 276 sq ft / 25.6 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1991 sq ft / 184.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1279895



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