



15 Woodmanton Close, Clifton-upon-Teme, Worcestershire

G HERBERT
BANKS

EST. 1898

15 Woodmanton Close
Clifton-upon-Teme
Worcestershire
WR6 6DG

An immaculate contemporary family home with stunning views and beautiful garden.

Reception hall, cloakroom, sitting room, dining room, excellent fitted kitchen, utility room, store.

5 bedrooms, en-suite shower room, family bathroom.

Solar panels, electric car charging point, air source heat pump.

In all about 2013 sq.ft (incl garage)

Double garage and striking landscaped gardens.

Situation

This first class house is superbly positioned in a cul-de-sac location within a short walking distance of the centre of the village. The property commands amazing views to the front over wonderful unspoilt Teme Valley countryside and towards the Malvern Hills.

Clifton has a wonderful historic main village street with many charming cottages and houses, the village provides an excellent range of local amenities including a junior school and nursery, a village store, 2 pubs, an active village hall, playing fields and the splendid C13-C14 St Kenelm Church. The property lies within the catchment of the highly regarded Chantry senior school at Martley.

More extensive amenities are available in the nearby historic market towns of Tenbury Wells and Bromyard together with the Cathedral cities of Worcester and Hereford.

Clifton lies within the incredibly pretty Teme Valley which provides many walking opportunities and other countryside pursuits.

Description

Built circa 2019 by Lovell Homes, this fabulous house is an ideal family home. The house has impressive eco credentials with the present owner having installed solar panels and storage batteries. There is Karndean flooring to some of the ground floor accommodation.

First impressions are very strong as you walk into this highly desirable home. It is approached by a good sized hall with well-appointed cloakroom, useful store room with fitted cabinets (this was formerly part of the study which has been remodelled)

There are 2 splendid reception rooms, providing great social and entertaining space. The lounge has a feature fireplace and double doors opening out onto the glorious rear garden.

As you would expect the impressive kitchen is fitted with a comprehensive range of cabinets, Bosch induction hob with Bosch extractor hood over, Bosch double oven, Zanussi dishwasher, Zanussi fridge freezer and a pantry cupboard. Leading directly off is the utility room with plumbing for washing machine, cabinets and door to outside.

A staircase off the reception hall ascends to the first floor with gallery landing leading to a further long landing with airing integral cupboard.

There are 5 excellent bedrooms, two with fitted wardrobe cupboards. The front bedrooms enjoy exceptional views. There is a generous en-suite shower room to master and a separate family bathroom with a hand shower to the bath and separate shower.

Outside

Integral double garage with twin up and over doors.

Block paved driveway.

Lawned front garden with lavender borders, stocked rose border and gated side access.

Magnificent Garden

What an absolute treat when you enter the rear garden. Brilliantly created by the present owners. It provides a stunning level of colour with glorious borders offering a huge array of gorgeous plants and shrubs.

Entertaining is well catered for with an initial paved terrace providing a great area for lunch and ideal for a BBQ. A strip of lawn leads to a raised and highly productive vegetable garden with 5 raised beds and an adjacent greenhouse.

Gated side access with useful timber shed and gates storage area to the other side of the house.

This truly wonderful rear garden is fully enclosed.

GENERAL INFORMATION

Services

Mains electricity, water and drainage. Air source heat pump. 10kWh storage batteries.

Local Authority

Malvern Hills District Council Tel: 01684 862151

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing by Appointment only

Via the Agent's Great Witley Office Tel: 01299 896968

What 3 Words

///different.sedated.palettes

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



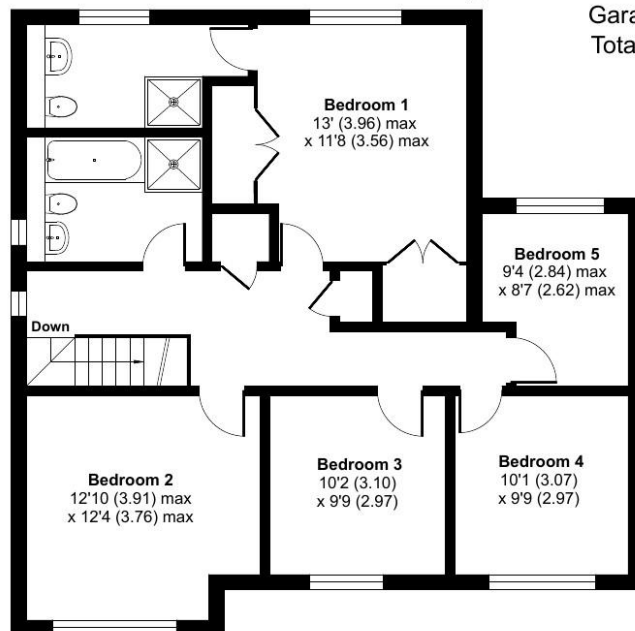


Approximate Area = 1709 sq ft / 158.7 sq m

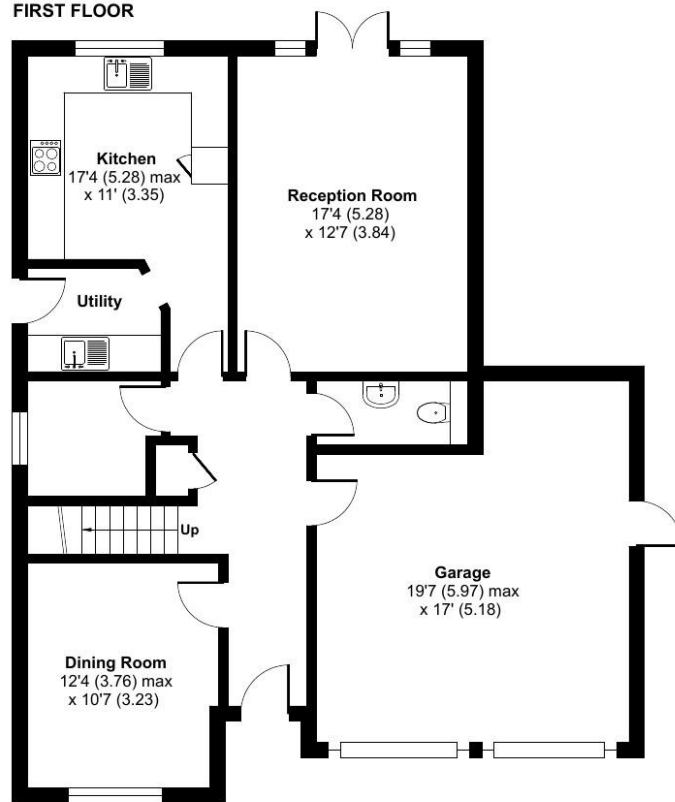
Garage = 304 sq ft / 28.2 sq m

Total = 2013 sq ft / 186.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





**G HERBERT
BANKS**

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

