



Megs Cottage, Shelsley Beauchamp, Worcestershire

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**Megs Cottage,**  
**1 Hillside Cottages,**  
**Camp Lane,**  
**Shelsley Beauchamp,**  
**WR6 6RL**

A beautifully positioned semi detached period cottage with incredible views. Glorious Teme Valley setting.

- Garden room, large dining kitchen with pantry, dining room, sitting room, 3 bedrooms, bathroom and separate W.C.
- Small garage
- In all about 1,312 sqft
- Attractive large sloping gardens with rear woodland

### Situation

A truly exceptional Teme Valley setting with stunning westerly views over the Valley. The property lies in a country lane close to the villages of Great Witley and Abberley which both provide a good range of amenities. It lies within the catchment of the highly regarded Chantry Senior School at Martley.

The Cathedral city of Worcester is about 12 miles distant where there are main line railway connections to Birmingham and London Paddington. There is good M5 motorway access via junctions 5 at Wychbold and 6 & 7 to the north and south of Worcester.

The breathtaking undulating countryside provides many rewarding walks and countryside opportunities.

### Description

A charming and most appealing semi detached period cottage with double glazing and electric heating. It is situated in a highly sought after area.

The cottage is approached by a garden room / glazed lean to with tiled floor. Beyond this is the large dining kitchen with brick fireplace and a range of wall and floor mounted cupboards. Tiled floor and pantry off.

Beyond the kitchen is a small dining room with staircase to the first floor and this leads directly into the lovely sitting room with brick fireplace with wood burning stove and sensational views.

The first floor which is approached by a steep timber staircase leads to a long landing and three bedrooms (2 good doubles) with one having a period fireplace. There is a family bathroom with a shower over the bath, along with a separate W.C.

### Outside

The property benefits from a small garage.

Path and sloping gardens with some very pleasant seating areas where you can enjoy the spectacular views. A very useful timber shed and timber store. To the rear of these gardens is a block of sloping woodland.

### GENERAL INFORMATION

#### Services

Mains electricity and water. Private drainage. Part electric heating.

#### Local Authority

Malvern Hills District

#### 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

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

### Directions

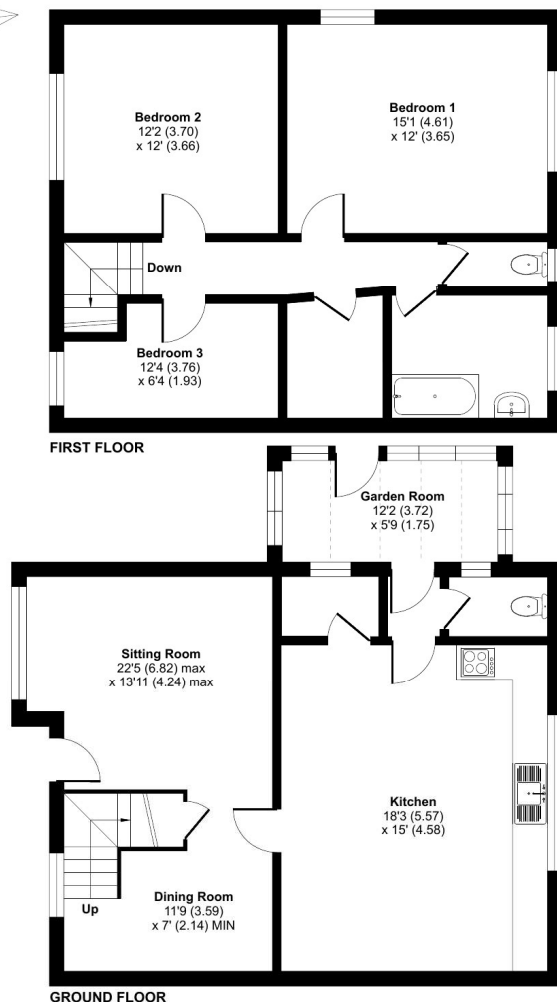
What3words: ///still.gossiped.shopping



## Camp Lane, Shelsley Beauchamp, Worcester, WR6

Approximate Area = 1312 sq ft / 121.8 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). © nchecom 2025. Produced for G Herbert Banks LLP. REF: 1255406

## Energy rating and score

This property's energy rating is F. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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