



Sunnyside, Orleton Lane, Stanford Bridge

G HERBERT
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EST. 1898

Sunnyside,
Orleton Lane,
Stanford Bridge,
Worcestershire
WR6 6ST

A well positioned semi detached dormer bungalow with breath taking views.

Entrance Hall, Through Lounge Diner, Kitchen, Downstairs Bedroom, Downstairs Family Bathroom, Two Bedrooms Upstairs. In All About 910 sq.ft. CHANTRY CATCHMENT. Good Size Lawned Rear Gardens and Driveway Parking.

Situation

Sunnyside is situated on a country lane in a wonderful Teme Valley setting. It is approached over its own private driveway and the property enjoys some splendid views. The Teme Valley, with its ancient woodland provides many rewarding walks and recreational opportunities.

Stanford Bridge is a popular northwest Worcestershire village which provides some local amenities including a village hall, very attractive church, public house, and small farm retail complex.

The property lies a short distance from the historic market town of Tenbury Wells together with the villages of Clifton upon Teme, Martley, Abberley and Great Witley. These villages provide a range of local amenities including Post Offices, General Stores, Junior Schools, Public Houses and a Doctor's Surgery in Great Witley

The highly regarded Chantry School at Martley is a short driving distance as is the renowned Abberley Hall Preparatory School. Worcester and Malvern have a range of public and preparatory schools.

Description

Sunnyside is a most delightful semi-detached dormer bungalow. The accommodation benefits from double glazed windows and a new LPG central heating system which was installed in November 2019.

Accommodation

The well-presented accommodation is approached by a reception hall with stairs rising to the first floor and doors leading off to the downstairs family bathroom and sitting room.

The through open plan sitting/dining room benefits of having a multi fuel log burner set on a slate hearth with lintel beam over and oak flooring. This room offers lots of light from having a dual aspect.

Lying off the sitting room is bedroom 2 of which could be used as a further reception room if required, this has a useful under stairs storage cupboard and fitted mirrored wardrobes.

The kitchen provides a range of wall and floor mounted cabinets, recess spaces for appliances, Beko oven with electric hob and extractor hood over. There is a rear door and a separate set French doors which lead out to the rear decked area. This is where you can really appreciate the most wonderful views and can also see the clocktower.

The downstairs family bathroom benefits from jacuzzi bath, separate shower cubicle, sink unit and W.C.

The first floor provides 2 bedrooms, one with a useful storage cupboard together with eaves space.

The master bedroom also has eaves space and enjoys some splendid views over the open countryside.

There is a useful storage cupboard on the landing of which houses the new Worcester Bosch boiler.

Outside

The property has good-sized rear gardens which are mainly laid to lawn, there is also a decking area which is great for entertaining and a variety of sheds. The rear of the property commands stunning views over the open countryside.

There is driveway parking for multiple vehicles and further storage sheds.

GENERAL INFORMATION

Tenure

The property is Freehold. And will be sold with vacant possession.

Services

Mains water and electricity. Shared drainage into cesspit for 5 houses. LPG central heating.

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

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

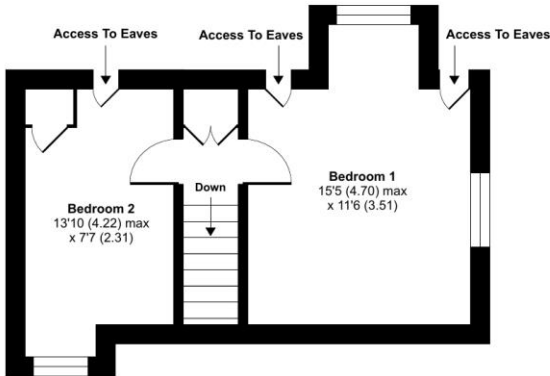
Directions

From Worcester city centre proceed northwest on the A443 signposted to Tenbury Wells. Pass through the villages of Hallow, Holt Heath and into Great Witley taking a left onto the B4203 opposite the petrol station, signposted to Bromyard. Pass over the river bridge at Stanford Bridge and up the hill before turning right signposted to Orleton and Eastham. Proceed down the lane for a short while and the property will be found on the right-hand side.

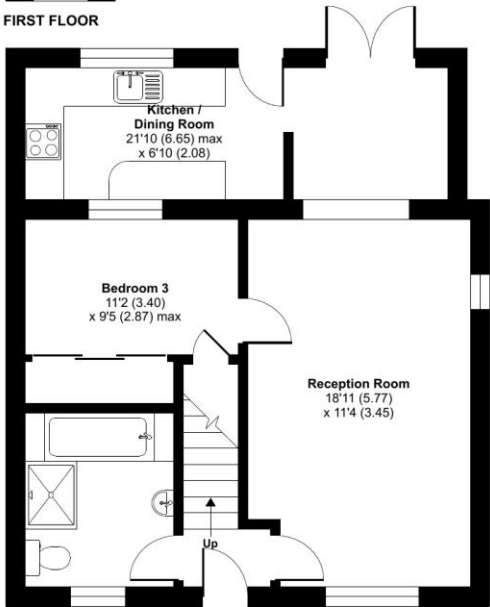
Sunnyside, Orleton Lane, Stanford Bridge, Worcester, WR6

Approximate Area = 910 sq ft / 84.5 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for G Herbert Banks LLP. REF: 856145

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	28 F	
1-20	G		



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