



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated position set amidst the beautiful rolling countryside of the Herefordshire/Worcestershire borders about 2 miles Clifton upon Teme, 6 Bromyard and 14 Worcester.

A Deceptively Spacious Detached Three-Bedroom Bungalow with uPVC Frame Double Glazing, Oil Fired Central Heating, 24' Fitted Kitchen/Breakfast Room, Ample Car Parking and Attractive Mature Gardens.

**AMBLESIDE
TEDSTONE WAFRE
BROMYARD
HR7 4PZ**



Reception Hall, 20' L-Shaped Lounge, 24' Kitchen/Breakfast Room, Side Porch, Utility, Three Double Bedrooms with Built-In Wardrobes, Large Bathroom, Large Car Park/Turning Area, South Facing Attractive Rear Garden. EPC – E

Offers in the region of £425,000

NEW PRICE

Ambleside, Tedstone Wafre, BROMYARD HR7 4PZ

AMBLESIDE



is in an elevated position backing onto open fields and set in the beautiful rolling countryside of the Herefordshire/Worcestershire borders. The nearby village of Clifton upon Teme has local facilities including post office shop, public house and primary school. Bromyard, with all its amenities, is just 6 miles away. Within a very short distance there is the 27-hole Sapey Golf Club. It has uPVC frame double glazed windows and external doors, oil fired central heating to radiators with thermostats, fitted carpets.

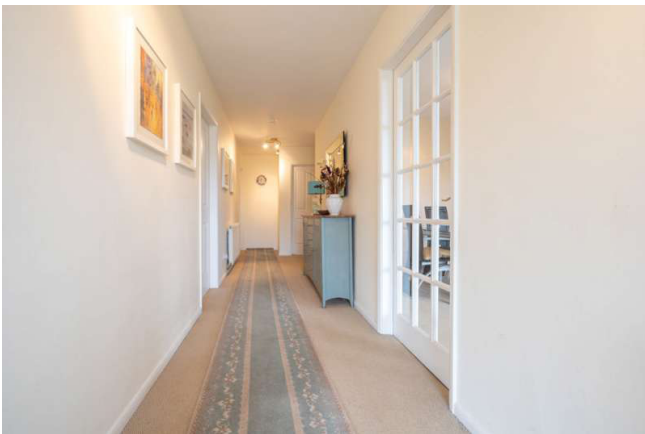
The bungalow was improved by the present owner in 2017 by converting the former kitchen and dining room into a superb kitchen/breakfast room with the whole room taking advantage of the south facing French doors and the resultant views to open fields. At the same time new kitchen units were installed and the bathroom completely refitted.

Outside there is a large tarmac car park and attractively laid out mature gardens.

The accommodation, with approximate measurements, comprises:-

INSET PORCH with quarry tiled floor, light, glazed front door with side panel to L-shaped

RECEPTION HALL AND PASSAGE



Two radiators, parquet floor under the carpet, three spotlight tracks, pull down aluminium ladder to part boarded loft space, two sets of double doors to

CLOAKS CUPBOARD with hanging rail and deep store cupboard over.

LINEN CUPBOARD with shelves and deep store cupboard over.

L-SHAPED LOUNGE/DINING ROOM (20'0 x 19'10" max. measures)



This light room has a moulded oak fireplace surround with marble style inset and hearth housing an open grate.



Parquet floor under carpet, two radiators, three spotlights, large picture window to front with view to open field, side window.

KITCHEN/BREAKFAST ROOM (24'2" x 11'7" av.)

This room is divided by a wide arch and peninsular unit with wide French doors facing to the south with views over the garden and joining field to the silvan backdrop.

Kitchen Area (14'3" x 10'3")



Range of base and wall units with cream fronts of cupboards and drawers with soft closers, integral electric oven, spaces for dishwasher and fridge, Worcester oil fired boiler, marble style work surface with tiled splashback, inset ceramic 1.5 bowl sink and mixer tap, inset four-ring ceramic hob with stainless steel chimney style extractor over, matching peninsula style breakfast bar with stools. Ceramic tile floor, eight inset ceiling lights, smoke alarm, large window to side, door to side porch.

Breakfast Area (14'7" x 9'10")



with radiator, fitted carpet, window to side and large south facing French doors with side panels to the rear garden, open fields and the silvan backdrop.

SIDE PORCH/UTILITY (17'3" x 6'7")



Doors to front and rear gardens, radiator, tiled floor, base units, space and plumbing for washing machine and tumble drier, work surface, shelves and window.

BEDROOM 1 (11'11 x 11'5")



Radiator, five doors to wide built-in wardrobes of hanging rails and shelves, two windows.

BEDROOM 2 (11'11" x 9'11")



Radiator, two built-in wardrobes of hanging rails and shelves, window to side.

BEDROOM 3 (11'11" x 9'10")



Radiator, five doors to wide built-in wardrobes of hanging rails and shelves, picture window to front.

BATHROOM (10'1" x 9'10")



Superbly appointed with white suite of panelled bath, gloss white vanity unit of cupboards, inset hand basin with mixer tap, WC with concealed cistern, work surface over.



Large glazed and tiled shower with door and Aqualisa electric unit. Board style vinyl floor, half tiled walls, extractor, ladder style towel rail/radiator, four inset ceiling lights and window.

OUTSIDE

The property is fronted by a low brick wall with picket insets and wide opening to

LARGE TARMAC PARKING TURNING AREA This is capable of parking six cars.

THE FRONT GARDEN

Shaped lawn, shrubs and climbers, semicircular border with camellia. Double doors lead to the L-shaped

EAST SIDE AREA



This is bounded by lap board fences and comprises paved paths, timber dog kennel/log store, soft fruit area including raspberries, gooseberries, rhubarb, aluminium frame greenhouse,



three timber edged vegetable plots, chipping area, beech hedge and wicket gate to

THE REAR GARDEN



This is south facing, backing onto open fields with silvan backdrop and bounded by lap fences for privacy.



Paved patio, shaped lawn, wide borders of numerous flowering and ornamental shrubs, trees and climbers.

WEST SIDE AREA



This has a concrete and paved path leading to the side porch door, chipping area, timber arch with climbing rose to lawn, timber fence obscuring the oil tank, climbers and a timber garden shed.

SERVICES

Mains electricity and water. Private drainage.

COUNCIL TAX BAND - E

DIRECTIONS

From Bromyard take the B4203 Stourport road. After about 6 miles the property will be found on the right-hand side just before the Wolferlow turn (see agent's for sale board).

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003347

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.