

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERN DETACHED BUNGALOW SITUATED IN A DELIGHTFUL LOCATION IN THE RURAL HAMLET OF TEDSTONE WAFRE SURROUNDED BY OPEN COUNTRYSIDE AND OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION COMPRISING AN L-SHAPED LIVING/DINING ROOM, OPEN PLAN BREAKFAST KITCHEN, UTILITY ROOM/SIDE PORCH, THREE DOUBLE BEDROOMS, CONTEMPORARY BATHROOM, GENEROUS DRIVEWAY PARKING AND AN ATTRACTIVE SOUTH FACING GARDEN.

EPC E.

Ambleside - Guide Price £380,000

Tedstone Wafre, Bromyard, Worcestershire, HR7 4PZ



Ambleside

Location & Description

Tedstone Wafre is a small rural hamlet situated amidst rolling Herefordshire countryside on the edge of tranquil, picturesque and much sought after Teme Valley. The nearby village of Upper Sapey has a renowned Golf Course and Public House, whilst Clifton-upon-Teme to the East has a General Store, Post Office, Primary School, Veterinary Surgery and Public House. The market town of Bromyard is approximately 5 miles distant and offers more extensive facilities for shopping, leisure and education at both primary and secondary level. The Cathedral city of Worcester is approximately 15 miles distant, which has a mainline train station with links to Birmingham and London Paddington and access to the Midlands via the M5 motorway.

Property Description

Ambleside is a modern detached bungalow occupying a delightful position surrounded by unspoilt open countryside.

The property benefits from oil fired central heating and is double glazed throughout. The spacious accommodation is arranged with an entrance hall, L-shaped living/dining room, open plan breakfast kitchen with an adjoining utility room/side porch, three double bedrooms and a contemporary bathroom.

Outside, Ambleside is approached by a tarmac driveway providing a generous area of off road parking with turning area. To the rear of the property there is a well established south facing garden mainly laid to lawn with attractive shrub and plant borders.

The accommodation with approximate dimensions is as follows;

Entrance Porch

Ceiling light. Quarry tiled floor. Glazed entrance door to

Spacious Entrance Hall

Ceiling lights. Access to part boarded loft space with pull down ladder. Two radiators. Telephone point. Cloaks cupboard with hanging rail. Linen cupboard with shelving. Doors to

L-shaped Living/Dining Room 6.20m (20ft) x 6.14m (19ft 10in)

Large front facing window overlooking open fields and further side facing window. Ceiling lights. Two radiators. Feature open fireplace with wooden surround and marble style hearth. TV point.

Open Plan Breakfast Kitchen 7.52m (24ft 3in) x 4.52m (14ft 7in)

Reconfigured by the current vendor in 2017 to create an open plan breakfast kitchen.





Kitchen Area

Fitted with a range of wall and floor mounted units with work surface over, inset ceramic one and a half sink unit and tiled surrounds. Matching peninsula style breakfast bar. Integrated **OVEN** with 4-ring electric **HOB** and cooker hood over. Space and plumbing for dishwasher. Space for fridge. Floor mounted Worcester oil fired boiler. Side facing window. Recessed spotlights. Door to Utility Room/Side Porch. Open to

Breakfast Area

Ceiling light. Radiator. Side facing window. French doors to garden.



Utility Room/Side Porch 3.28m (10ft 7in) x 2.04m (6ft 7in)

Doors to front and rear. Rear facing window. Cupboard with work surface over. Space and plumbing for washing machine and tumble dryer. Radiator. Tiled floor.

Bedroom 1 3.69m (11ft 11in) x 3.54m (11ft 5in)

Side and rear facing windows. Ceiling light. Double built in wardrobes with hanging rails and shelving. Radiator.

Bedroom 2 3.72m (12ft) x 3.04m (9ft 10in)

Side facing window. Ceiling light. Two built in wardrobes with hanging rails and shelving. Radiator.

Bedroom 3 3.69m (11ft 11in) x 3.04m (9ft 10in)

Large front facing window. Ceiling light. Range of built in wardrobes with hanging rails and shelving. Radiator.



Spacious Bathroom

Suite comprising panel bath, shower enclosure with electric Aqualisa shower and tiled surrounds, vanity wash hand basin with cupboards below, low level WC. Opaque glazed window. Recessed spotlights. Extractor fan. Part tiled walls. Ladder style towel rail.

Outside

Ambleside is approached by a tarmac driveway providing a generous area of parking with turning area.

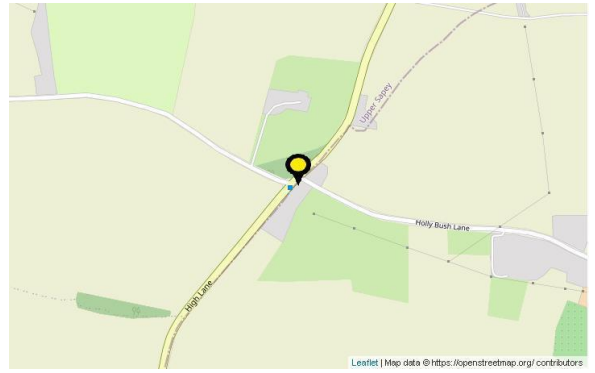
The property enjoys a south facing wrap around garden with a delightful overlooking open fields. The garden is mainly laid to lawn with a variety of interesting plants and shrubs. There is an attractive paved seating area and a pathway leading to vegetable patch with raised fruit beds and a **GREENHOUSE**.



Directions

From Bromyard, proceed out of the town along the B4203 towards Upper Sapey for exactly five miles. On reaching the staggered crossroads the property can be found on the right hand side as indicated by the Agents For Sale board.

What3Words: denote.showcase.cashiers



Services

We have been advised that mains electricity and water are connected to the property. Heating is oil fired. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (53).

GROUND FLOOR
1436 sq.ft. (133.4 sq.m.) approx.



TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

