



3, Cutmill Gdns, Tenbury Wells, WR15 8JP
Offers Over £350,000

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3, Cutmill Gdns Tenbury Wells

Sitting in the picturesque village of Eardiston, Tenbury Wells, this charming detached four bedroom property at 3, Cutmill Gardens is in the centre of this popular Teme Valley village, combining semi-rural charm and modern convenience. With its spacious living areas, contemporary finishes, and delightful garden, this home is an ideal choice for families, professionals, or retirees seeking a countryside residence.

The nearby town of Tenbury Wells is a well-regarded market town with an extensive range of amenities including schools, a supermarket, independent shops, public houses, fuel station with forecourt shop, restaurants and essential services. The Teme Valley is known for stunning rolling landscapes with many dedicated paths for walkers and countryside activities.

FEATURES

- Sought After Village Location
- Detached Four Bedroom Family Home
- Two Reception Rooms & Conservatory
- Re-Fitted Kitchen
- Well Presented Throughout
- Off-Road Parking for Multiple Vehicles
- Enclosed Rear Garden + Parcel of Grassed Land

Material Information

Offers Over £350,000

Tenure: Freehold

Local Authority: Malvern Hills District Council

Council Tax: E

EPC: D (65)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Property Description

Upon entering, you are greeted by a bright and welcoming hallway that leads to the spacious lounge, featuring a brick fireplace inset wood burning stove, and a large box bay window that floods the room with natural light and offer views of the front garden. The living room seamlessly flows into the dining area which leads directly in to the conservatory, creating an open-plan space, perfect for entertaining guests or family gatherings.

The modern Wren kitchen is fitted with high-quality appliances, including AEG gas hob (propane gas supply) AEG dishwasher, AEG integral fridge freezer, Zanussi electric oven and planned space and plumbing for a washing machine. Having ample storage units and sleek countertops, this room is an excellent feature of this home. Adjacent to the kitchen is a convenient cloak room with modern suite in white, comprising pedestal wash hand basin and W.C.

The first floor comprises four generously sized bedrooms arranged around a spacious central landing. The master bedroom boasts an en-suite bathroom with suite in white comprising double shower enclosure, pedestal wash hand basin and W.C. The further three bedrooms are well-proportioned and share a contemporary family bathroom.

Garden

The front garden is well-maintained with lawned fore garden and dual gated side

access. The property owns the driveway off the A443 with an adjoining parcel of grassed land and frontage onto the Dumbleton Brook.

To the rear, the landscaped tiered garden offers a private enclosed space with lawns, timber sleepers, shrub and herbaceous borders. A decked patio area provides ample space for table and chairs.

Parking

The property benefits from a tarmac driveway providing ample off-road parking for multiple vehicles, two garages provide secure storage, one with roller shutter door and houses the Tempest heat cylinder.

Services

We understand the property benefits from mains electricity and mains water and private drainage.

There is air source heat pump to radiators, 17 solar panels source the electricity during daylight hours for minimal cost, depending on the time of year.

Broadband Speed: Basic 22 Mbps

Viewing Arrangements

Viewings by appointment with Cobb Amos, Ludlow Office. Tel: 01584 874450
Email: ludlow@cobbamos.com

Local Authority

Malvern Hills District Council. The Council House, Avenue Road, Malvern. WR14 3AF
Tel: 01684 862151





Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12.00 + VAT (£14.40 inc. VAT) per purchaser in order for us to carry out our due diligence.



DIRECTIONS

From Ludlow, leave the A49 at Woofferton, continue on the A456 for approximately 8 miles before joining the A443 at Newnham, stay on this road for a further 3 ¼ miles towards Tenbury Wells. Upon reaching the village of Eardiston take a left-hand turn into Cutmill Gardens, identified by the agents directional board.

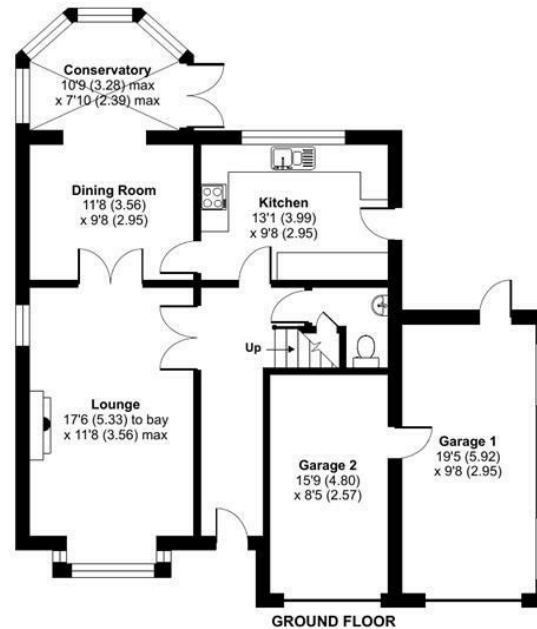
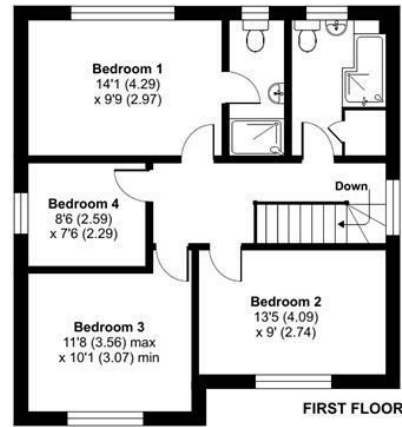




Cutmill Gardens, Eardiston, Tenbury Wells, WR15



Approximate Area = 1416 sq ft / 131.5 sq m
Garage = 322 sq ft / 29.9 sq m
Total = 1738 sq ft / 161.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nischeom 2024. Produced for G Herbert Banks LLP. REF: 1078380.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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