NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

GLENVILLE

WORCESTER ROAD, NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8LL

GUIDE PRICE
£470,000



AN IMMACULATE AND WELL-APPOINTED DETACHED BUNGALOW IN AN ACCESSIBLE LOCATION SET IN 0.8 ACRE (TBV) OF ESTABLISHED GARDENS AND WOODLAND AND ENJOYING FINE VIEWS ACROSS THE TEME VALLEY.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM
- MASTER BEDROOM
- TWO FURTHER BEDROOMS
- BATHROOM AND SHOWER ROOM
- GARDENS AND WOODLAND
- INTEGRAL DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD
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www.nickchampion.co.uk

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APPROXIMATE DISTANCES (MILES)
Tenbury Wells – 1.2, Ludlow – 11, Kidderminster – 16, Worcester – 22, M5 Junction 6 – 23, Hereford – 24, Birmingham – 35.

DIRECTIONS
From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. Proceed for 1.1 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION
Glenville is situated in an accessible rural location and enjoys fine views across the Teme Valley. The property is just a short walk away from the popular Peacock Inn, and only 1 mile from the market town of Tenbury Wells which offers a good range of shops and services. Historic Ludlow is also just a short drive away, and the cities of Worcester, Hereford and Birmingham are all within a commutable distance. Glenville is within the catchment areas for Burford C of E Primary School and Lacon Childe (Secondary) School.

Glenville is a well-appointed detached bungalow constructed circa 1960 of timber framed and brick faced elevations under a tiled roof, which has been significantly extended and improved by the present owners to form a very spacious family home with a high quality finish set in 0.8 acre (tbv) of gardens and woodland incorporating the former railway embankment, and with an integral double garage to the lower ground floor and ample driveway parking space for five cars. The property has UPVC framed double glazing, mains water and electricity, LPG fired central heating, and private drainage.

ACCOMMODATION
A part glazed door opens into the entrance hall with a wood strip floor and adjacent study/store. The kitchen/breakfast room has an oak effect floor, cream fitted units incorporating a sink/drainer, an integral dishwasher, Leisure Cookmaster electric range cooker with an extractor hood over, housing for the Intergas boiler, space for a fridge/freezer, French doors opening onto the patio, and a further set of French doors opening into the spacious dining/family room which has an oak floor. The sitting room has a decorative coal effect fire in a tiled and painted surround (not in use), sliding patio doors opening onto the front terrace, and French doors opening onto a rear path. The inner hall has a store cupboard, and leads to the master bedroom with full width fitted wardrobes, two further double bedrooms each with fitted wardrobes, and to the fully tiled family bathroom which has a bath with a thermostatic dual head shower over, and a vanity unit with a hand basin and wc. The utility room has cream fitted units incorporating a stainless steel sink/drainer, with plumbing for a washing machine, space for a tumble dryer and fridge/freezer, and a part glazed door to outside. From the utility room a door leads through to a shower room which has a thermostatic shower in a large cubicle, a vanity basin unit, wc and heated towel rail.

OUTSIDE
A tarmac driveway with parking for five cars leads to the integral garage which has a pair of metal garage doors, power and light. A path from the parking area leads to steps rising up past a south facing lawn with flower and shrub borders, a gravel area for pots, and a pond, to a patio seating area and the entrance door. A second set of steps from the parking area lead up past a gravel terrace for pots to a generous patio al fresco entertaining area, with further steps leading up to the old railway embankment which incorporates a large level expanse of lawn from which the lovely views across the Teme Valley can really be appreciated, flanked by woodland to the north and west with a shady woodland path, and a timber garden shed.

SERVICES
Mains water and electricity are connected.
Private drainage – septic tank. LPG fired central heating.

LOCAL AUTHORITY
Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE
EPC Rating E - Full details available upon request or follow the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2373-0680-2596-0535

FIXTURES & FITTINGS
Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE
Freehold

ANTI-MONEY LAUNDERING
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING
By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
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Photographs taken: 13th August 2026
Particulars prepared: August 2026
Particulars updated: 26th October 2026

Flood Risk (Checked on 28.08.26 on https://check-long-term-flood-risk.service.gov.uk/postcode)
Surface water: Very Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 28.08.26)
EE, O2 and Vodafone: Good outdoor and in-home
Three: Good outdoor, variable in-home

Broadband Availability (Checked on Ofcom: 28.08.26)
Standard: 19 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: Not available
Ultrafast: 900 Mbps (highest download) / 900 Mbps (highest upload)





















Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.