



14 Ardley Meadows, Whitbourne, Worcester

G HERBERT
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EST. 1898

14 Ardley Meadows
Whitbourne
Worcester
WR6 5SL

A delightful detached modern family home in this sought after village.

- Reception hall, cloakroom, excellent lounge/dining room with woodburning stove, superb, fitted kitchen. Three bedrooms (two doubles), en-suite shower room, family bathroom.
- Single garage, block paved driveway. Attractive good sized rear garden.

Situation

14 Ardley Meadows is situated in the historic village of Whitbourne on the Worcestershire/Herefordshire borders. Whitbourne provides some amenities including a community shop, St John the Baptist Parish Church, an active village hall with playing fields and the popular Live and Let Live public house. Further amenities are available in the nearby historic town at Bromyard which is about 5 miles distant.

This is a very attractive area with undulating countryside providing many rewarding walking opportunities on the nearby Bringsty Common, National Trust Brockhampton Estate and the Bromyard Downs.

The Cathedral City of Worcester is about 10 miles distant which provides substantial amenities. There is good M5 motorway access via junctions 6 and 7 to the north and south of Worcester. Worcester has a direct rail link to Birmingham and London.

Immediately to the rear of the house is a very pleasant amenity area for the residents of Ardley Meadows and there is a further stretch of open grassland diagonally opposite the house.

This most attractive modern house was constructed in around 2016. It has double glazed windows and central heating provided by an air source heat pump.

Description

The house is approached by an L shaped reception hall with oak laminate floor and integral cloaks cupboard. There is a nicely fitted cloakroom off.

A fine feature is the good-sized lounge/dining room being twin aspect together with twin double-glazed doors to the rear garden. There is an appealing woodburning stove on a polished hearth and a useful integral cupboard.

The fitted kitchen has a range of wall and floor mounted cabinets, Smeg ceramic hob with extractor over, Smeg oven, recess and plumbing for washing machine, recess and plumbing for dishwasher and integral fridge freezer. Other features include ceiling spotlighting, a tiled floor and a lovely aspect over the rear amenity land.

A staircase with timber handrail gives rise to first floor central landing with integral airing cupboard.

Lying off this landing are three bedrooms (two doubles). The master with its mirror fronted wardrobes has an en-suite shower room and there is a separate well appointed family bathroom.

Outside

Fronting the property is a block paved driveway leading to a good length single garage with power and lighting and door to the garden.

The attractive enclosed rear garden has an initial paved patio area with timber gate to the drive together with a sloping lawn with timber panelled fencing and a variety of trees and shrubs.

GENERAL INFORMATION

Energy Performance

Current Rating: 76C
Potential Rating: 89B
Carried out: 2nd August 2025

Services

Mains electricity, water and drainage. Air Source Heat Pump central heating. An alarm is installed.

There is a maintenance charge for the land to the rear and a piece of land across the road which is approximately £10 per month. This is reviewed annually.

Local Authority

Herefordshire County Council

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

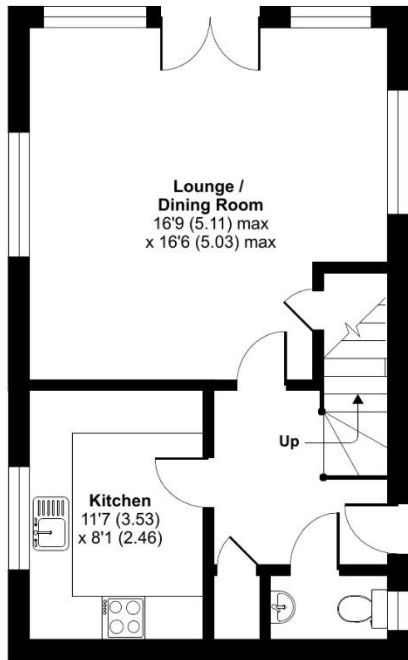
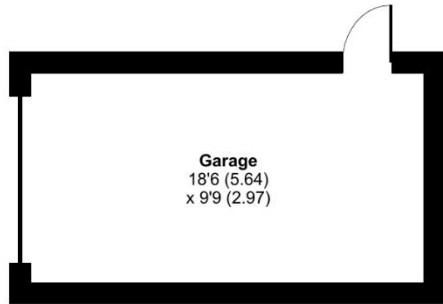
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

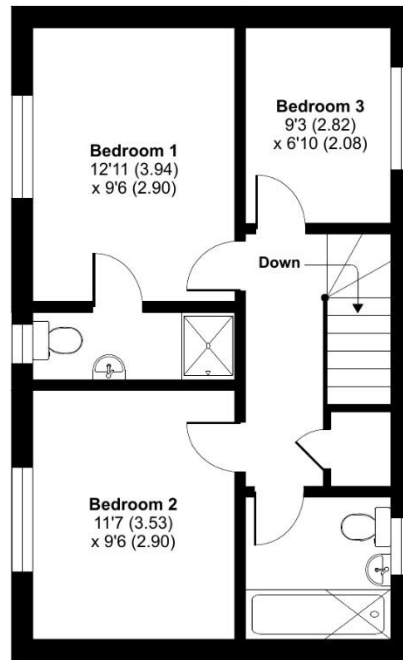
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Ardley Meadows, Worcester, WR6

Approximate Area = 966 sq ft / 89.7 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1148 sq ft / 106.6 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for G Herbert Banks LLP. REF: 1470082

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