



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

SOUTHNETT COTTAGE MAMBLE, KIDDERMINSTER, DY14 9JT

GUIDE PRICE
£275,000



**A CHARMING DETACHED COUNTRY COTTAGE FOR RENOVATION
CONVENIENTLY SET WITHIN 0.428 ACRE (TBV) OF GARDENS AND WOODLAND.**

- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM AND SNUG
- TWO DOUBLE BEDROOMS
- BATHROOM AND GARDEN WC
- DETACHED GARAGE
- DRIVEWAY PARKING SPACE
- LARGE ESTABLISHED GARDENS
- WOODLAND AREA

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 6, Cleobury Mortimer - 7, Bewdley - 8, Kidderminster - 12, Ludlow - 16, Bridgnorth - 19, Worcester - 19, M5 Junction 6 - 20, Birmingham - 30.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge turn left to continue on the A456 signed Kidderminster. Proceed for 2.4 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Southnett Cottage is conveniently situated in a semi-elevated and sheltered position just off the A456 and is only a short drive away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, swimming pool and gym, a cinema, and a range of clubs and societies. Cleobury Mortimer and Kidderminster are also within easy reach. The property is within the highly regarded Bayton C of E Primary School and The Bewdley School (Secondary School) catchment areas.

Southnett Cottage is a Victorian detached country cottage constructed of painted brick elevations under a clay tiled roof with a later single storey kitchen extension. The cottage is in need of complete renovation and also lends itself to further extension (subject to the necessary consents), and provides the opportunity to create a very lovely family home. The property enjoys a sheltered setting and has generous sloping gardens, a detached garage, ample driveway parking space, and woodland - in all about 0.428 acre (tbv). The property is offered for sale with no upward chain.

ACCOMMODATION

A canopy porch with a hardwood entrance door opens into the kitchen/breakfast room with a tiled floor, fitted units incorporating a stainless steel sink/drain, with space for a cooker with an extractor hood over, plumbing for a washing machine, and an opening through to a back hall with a door to outside. The dining room has an inglenook fireplace (not in use), a part glazed door opening onto the garden, and an opening through to the snug, leading through to the sitting room which has an inglenook fireplace (not in use) and a part glazed door opening onto the garden. There is an externally accessed garden wc.

Stairs off the dining room rise up to the first floor landing which has an airing cupboard with a radiator and shelving. There are two double bedrooms, and a bathroom with a disability bath, vanity basin unit and wc.

OUTSIDE

A stoned driveway with parking and turning space leads to a detached concrete open fronted garage (18'5" x 8'3"). To the west of the parking area is a further stoned area which could be incorporated to create further parking, and woodland. From the parking area steps rise up past a brick and corrugated iron store shed to the established south facing gardens which incorporate lawns with mature ornamental and fruit trees, shrubs and flowers. There is a metal garden shed (8' x 6') and another garden store shed.

N.B. The static caravan is NOT included in the sale or available by separate negotiation.

SERVICES

Mains water and electricity. Private drainage – septic tank. Oil fired central heating – external Worcester combi boiler.

N.B. The private drainage system does not meet the General Binding Rules and requires replacement which is reflected in the revised guide price. A Survey Report and Quotation commissioned by the Agents is available for inspection upon request.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0451-3052-1203-2735-4200>

FIXTURES & FITTINGS

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

TENURE

Freehold

VIEWING

By prior appointment with the Sole Agents: –
Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

View all of our properties for sale and to let at:

www.nickchampion.co.uk

what3words: ///tram.duplicity.peanut

Flood Risk (Checked on 17.02.26 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: 17.02.26)

EE and Three: Good in-home and outdoor

O2: Good outdoor

Vodafone: Variable outdoor

Broadband Availability (Checked on Ofcom: 17.02.26)

Standard: 4 Mbps (highest download) / 0.5 Mbps (highest upload)

Superfast: 42 Mbps (highest download) / 8 Mbps (highest upload)

Ultrafast – Not available

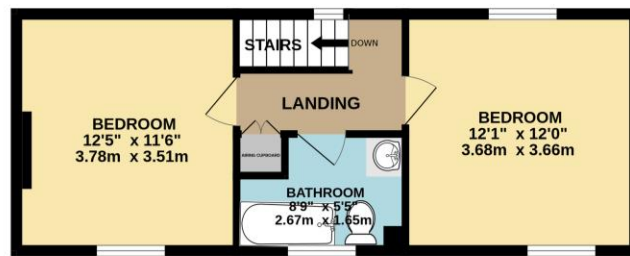
Photographs taken: 3rd July 2025

Particulars prepared: July 2025

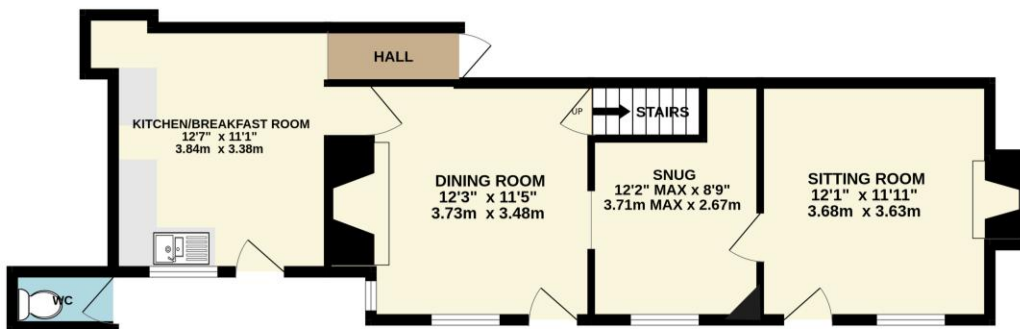
Particulars updated: 29.09.25 and 17.02.26







FIRST FLOOR



GROUND FLOOR

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.