

THE ACORNS

SUTTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8RN

NICK CHAMPION

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A SUPERB MODERN COUNTRY RESIDENCE SET IN 1 ACRE (TBV) OF GARDENS IN A PICTURESQUE RURAL LOCATION.

- KITCHEN AND BREAKFAST ROOM
- THREE RECEPTION ROOMS
- UTILITY ROOM AND CLOAKROOM
- TWO SUITES – DOUBLE BEDROOM, ENSUITE, DRESSING ROOM
- TWO FURTHER BEDROOMS – ONE ENSUITE
- FAMILY BATHROOM
- DOUBLE GARAGE AND AMPLE PARKING SPACE
- EXTENSIVE GARDENS
- COUNTRYSIDE VIEWS

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 3, Bromyard – 8.5, Ludlow – 13, Kidderminster – 19, Worcester – 20, Hereford, 23, M5 Junction 6 – 24.5, Birmingham - 38.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street before turning left onto the B4214 signed Bromyard. Proceed for 2.4 miles before turning left onto a tarmac driveway on a sharp right hand bend. Continue along the driveway for 0.4 mile before turning right onto a stoned driveway with a Nick Champion arrow and the property will be found at the end as indicated by a Nick Champion 'For Sale' board.

SITUATION AND DESCRIPTION

The Acorns is located in the parish of Sutton and nestles amidst delightful rolling farmland on the Worcestershire/Herefordshire border. The local market towns of Tenbury Wells, Bromyard and historic Ludlow are all just a short drive away, and are host to a wide range of shops and services.

Tenbury Wells has well regarded primary and secondary schools. Bus services from Tenbury Wells and Bromyard provide transport to independent schools including Moor Park Preparatory School, Lucton School, Hereford Cathedral School, Kings and RGS in Worcester.

The Acorns was constructed circa 1994 of mellow brick faced elevations under a tiled roof and has since been subject to two extensions giving a generous floor area of about 2,350 sq ft. The house is centrally situated within the gently sloping gardens and grounds which extend to about 1 acre (tbv). The property benefits from solid oak floors in the three main reception rooms, upgraded bathroom suites, UPVC framed double glazed windows and patio doors, and oil fired central heating with a modern external Worcester combi boiler. The spacious and well-presented accommodation provides for comfortable living as well as being ideal for entertaining. The property is offered for sale with no upward chain.

ACCOMMODATION

The covered porch opens into an entrance hall which has a travertine tiled floor, an understairs cupboard and a cloakroom with a hand basin and wc. The kitchen has a range of wooden fitted units incorporating a double sink and drainer, a decommissioned Rayburn Royal, and integral appliances including a Bosch dishwasher, a Bosch electric double oven, a Bosch induction hob with an extractor hood over, and a fridge. The breakfast room has sliding patio doors opening onto a patio seating area. The open plan sitting and drawing room has oak flooring and the two areas are separated by a central brick fireplace housing a Yeoman double sided woodburning stove, and French doors and sliding patio doors from each room respectively open onto the patio entertaining area. The impressive full height contemporary dining room has a dual aspect, oak flooring, sliding patio doors opening out onto the patio, and a corner set Yeoman woodburning stove on an open tiled hearth. The utility room has a range of wooden fitted units incorporating a sink/drainer, with plumbing for a washing machine and space for a tumble dryer and fridge/freezer.

From the entrance hall stairs rise up to the first floor landing with an airing cupboard housing the immersion tank. The master bedroom suite has a dressing area with an open fronted wardrobe, a dual aspect double bedroom with sliding patio doors opening onto a balcony, and an ensuite with a bath, a Mira Sport shower, a pedestal basin, wc and heated towel rail. The guest suite has a double bedroom, a dressing area with his and hers built-in wardrobes, and an ensuite with a Mira Sprint shower, a pedestal basin, wc and heated towel rail. A further double bedroom has a built-in wardrobe and an ensuite with a Triton Alicante shower, a pedestal basin, wc and heated towel rail. The fourth bedroom is a small double. The family bathroom has a bath with a mixer shower attachment, a pedestal basin and wc.

OUTSIDE

A gated gravel driveway with ample parking space for cars and larger vehicles leads to the detached double garage (17'10" x 14'11") with an electric garage door, power, light and lean-to log storage. The landscaped gardens extend all around the house and slope gently down to the neighbouring pasture land. The gardens are interspersed with lawns, shaped flower and shrubbery borders, ornamental and fruit trees, and a specimen five hundred year old Oak. A patio envelopes the house and provides several al fresco entertaining options and peaceful seating areas.

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SERVICES
Mains water (sub-metered off neighbour's supply).
Mains electricity.
Oil fired central heating – external Worcester boiler.
Private drainage – septic tank.

ENERGY PERFORMANCE CERTIFICATE
EPC Rating D – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0532-3066-5201-3786-1204

TENURE
Freehold – Land Registry Title Number HW161873

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

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

METHOD OF SALE
The property is for sale by private treaty.
Guide Price: £595,000

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
Strictly by prior appointment with the Sole Agents: –
Nick Champion Tel: 01584 810555 E-mail: info@nickchampion.co.uk

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what3words: ///smug.birdcage.button

Photographs taken: 7th September 2026
Particulars prepared: September 2026
Particulars updated: 20th October 2026

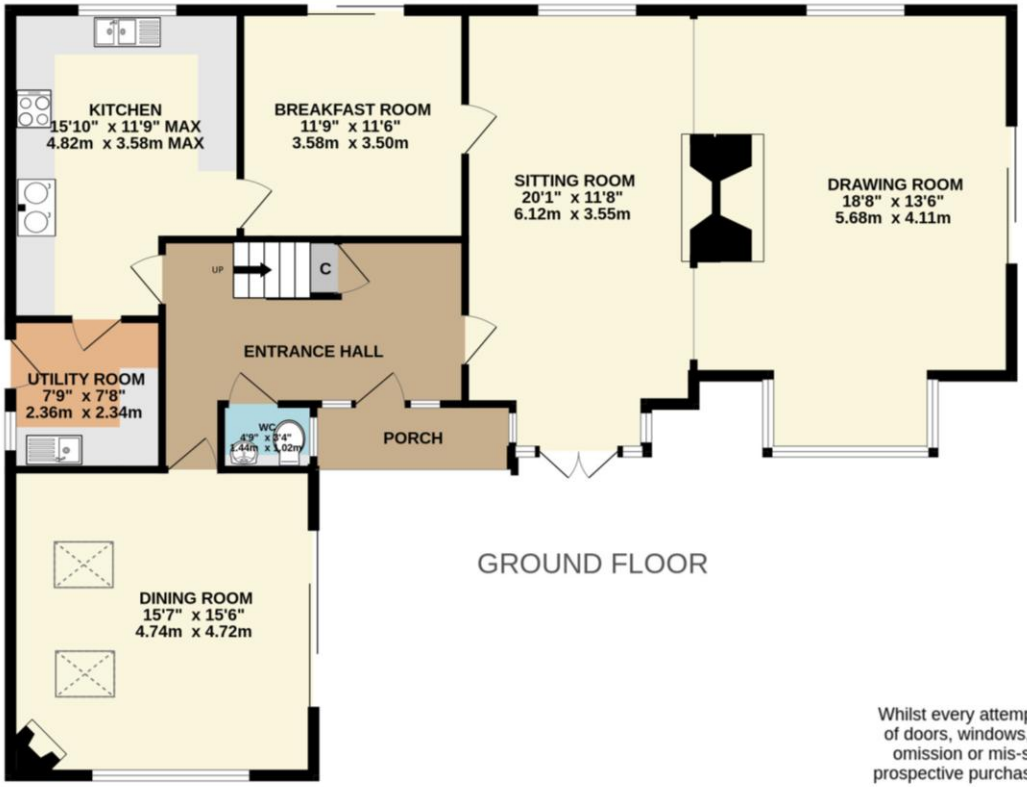
Flood Risk (Checked on 09.09.26 on https://check-long-term-flood-risk.service.gov.uk/postcode)
Surface water: Very Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 09.09.26)
O2 and Three: Good outdoor
EE and Vodafone: Variable outdoor

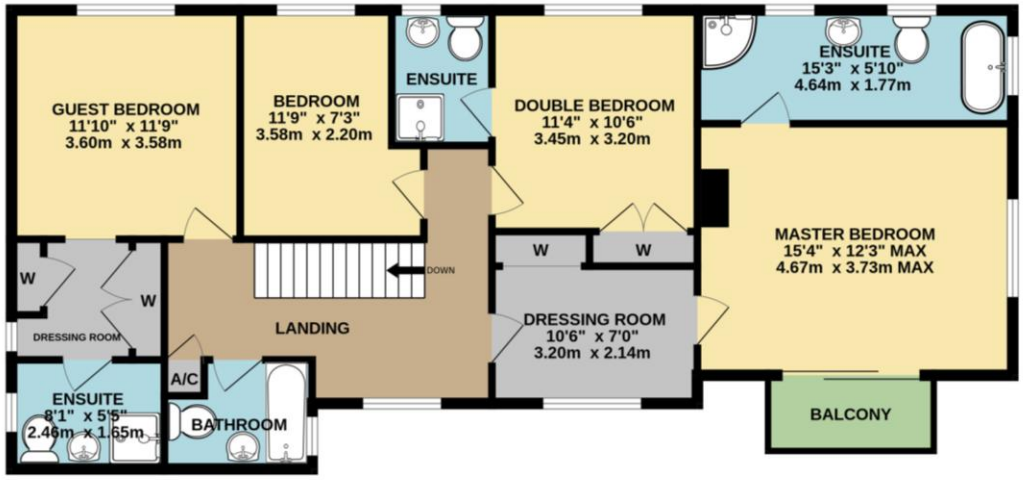
Broadband Availability (Checked on Ofcom: 09.09.26)
Standard: 7 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: Not available
Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)







GROUND FLOOR



FIRST 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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