



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

DENMEAD

BORASTON LANE, BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8LE

GUIDE PRICE

£300,000



**A SEMI-DETACHED FAMILY HOUSE SET BACK ON A GENEROUS PLOT
WITH LARGE GARDENS AND AMPLE PARKING SPACE
SITUATED WITHIN WALKING DISTANCE OF THE LOCAL SCHOOL AND MARKET TOWN CENTRE.**

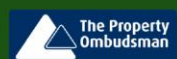
- KITCHEN
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM
- BATHROOM AND SEPARATE WC
- STORE AND GARDEN WC
- ESTABLISHED GARDENS
- ATTACHED GARAGE
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.5, Ludlow – 10, Leominster – 11, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto Boraston Lane and after 0.2 mile the property will be found on the left hand side opposite the turning into Holly Road.

SITUATION

The property is set back on its generous plot on Boraston Lane which is a popular residential area in Burford, and is situated within level walking distance of the local primary school and market town centre of Tenbury Wells which offers many facilities including a variety of supermarkets, shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, primary and secondary schools, and a range of clubs and societies.

Denmead is a semi-detached house constructed circa 1952 of brick faced elevations under a clay tiled roof, with a side passageway connecting the property to the single garage, coal store and garden wc, providing plenty of scope for extension, subject to the necessary planning permissions. The property has been well maintained but would benefit from some updating, and is set in delightful gardens with a rear garden of approximately 35 metres in length, and a generous amount of parking space and further garden space to the front. The property has been in the current ownership for nearly 60 years and is now offered for sale with no upward chain, and would suit a wide variety of applicants including first time buyers, families and those just looking to be within walking distance of the town centre.

ACCOMMODATION

A part glazed door opens into the entrance hall which has a fitted cloaks cupboard. The sitting room has a bay window and a fireplace (not in use) with a painted surround and housing a woodburner style electric fire. The dining room overlooks the rear garden. The kitchen has a range of fitted units incorporating a stainless steel sink/drainage, with space for a cooker and undercounter fridge, plumbing for a washing machine, an understairs larder store cupboard, and a part glazed door opens onto the side passageway with doors opening onto the front and rear gardens, and also providing access to the garage, coal store, an understairs store cupboard and the garden wc.

Stairs from the entrance hall rise up to the first floor landing. There are two generous double bedrooms, a further single bedroom with a fitted wardrobe and bay display window. The bathroom has a bath with an electric shower over, pedestal basin, heated towel rail and an airing cupboard housing the Worcester combi boiler and shelving. There is a separate wc.

OUTSIDE

A concrete driveway provides ample parking space for up to three cars leading to the attached single garage which has an up and over metal garage door, power, light and a pedestrian door onto the side passageway. The front garden has a lawn with established flower and shrub beds and borders, with the potential to create further parking space if desired.

The enclosed rear garden has a patio al fresco entertaining area with a pond and ample space for pots, a long lawn

flanked mainly by high hedges for privacy, and with established shrub and flower borders.

TENURE

Freehold

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating – Worcester combi boiler.

LOCAL AUTHORITY

Shropshire District Council – Tel: 0345 678 9000
Council Tax Band C

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2757-3066-0201-8436-8200>

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 at:

www.nickchampion.co.uk

Photographs taken on 25th September 2026

Particulars prepared October 2026

what3words: ///scorching.shears.loosens

Flood Risk (Checked on 08.10.26 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: 08.10.26)

Three: Good outdoor and in-home

EE and O2: Good outdoor, variable in-home

Vodafone: Good outdoor

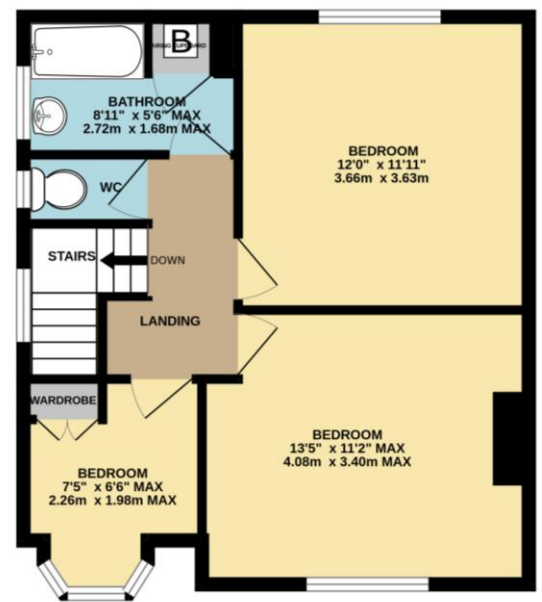
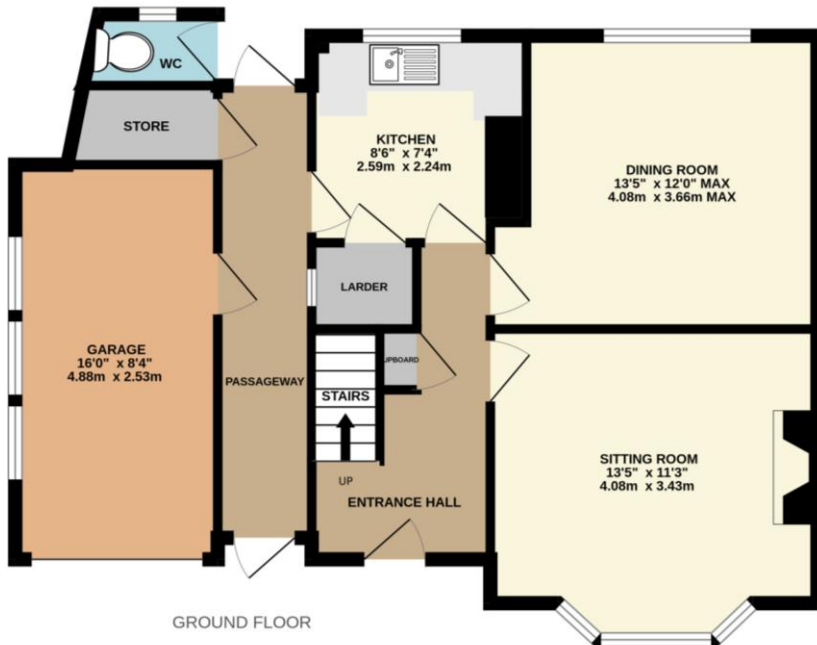
Broadband Availability (Checked on Ofcom: 08.10.26)

Standard: 17 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – Not available





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.