NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LOWER ASHFIELD

MORNINGSIDE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8EW

OFFERS IN EXCESS OF
£450,000



AN IMMACULATE AND WELL-APPOINTED DETACHED BUNGALOW IN AN ELEVATED SOUGHT AFTER SETTING ENJOYING OUTSTANDING VIEWS AND WITHIN WALKING DISTANCE OF THE MARKET TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SPACIOUS SITTING ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- UTILITY ROOM AND CLOAKROOM
- ATTRACTIVE LARGE GARDENS
- DETACHED 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 – 0.5, Ludlow – 8, Leominster – 10, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 37.

DIRECTIONS
From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.5 mile turn right onto Morningside. Proceed for 0.1 mile and the property will be found on the left hand side immediately preceding the junction with Berrington Road.

SITUATION & DESCRIPTION
Lower Ashfield is situated at the top of Morningside where it meets the desirable Berrington Road and is within walking distance of the market town centre. The property enjoys outstanding views across town and the Teme Valley to the Clee Hills beyond.

Lower Ashfield is a spacious detached bungalow set on a generous end plot enveloped by delightful gardens, with a substantial detached double garage/workshop. The property was constructed circa 1952 of cream painted roughcast rendered brick elevations under a clay tiled roof. The property has been well maintained by the present owner and is a very comfortable and well-appointed bungalow. The property features UPVC framed double glazing and mains services including gas fired central heating with a modern Worcester boiler and unvented hot water cylinder. The property is offered for sale with no upward chain.

ACCOMMODATION
An inset porch has a door opening into the entrance hall which has a bay window and a large cloaks cupboard. The sitting room has a gas fire with a cream granite surround, a bay window, French doors opening onto the garden and French doors opening into the dining room with a part-glazed door leading through to the kitchen/breakfast room which has cream fitted units incorporating a stainless steel sink/drainer, an integral fridge, and a Rangemaster multi-fuel range cooker with an extractor hood over. The utility room has a stainless steel sink/drainer, plumbing for a washing machine, space for a tumble dryer and fridge/freezer, houses the Worcester boiler, and has an adjacent wc, and a part-glazed door to outside. The inner hall has an airing cupboard housing the unvented hot water cylinder and shelving, and leads to the master bedroom with a built-in wardrobe and fitted wardrobes, two further double bedrooms – one with fitted shelving, and to the bathroom which has a Jacuzzi bath, a thermostatic shower in a separate cubicle, a vanity unit with a hand basin and wc, and a heated towel rail.

OUTSIDE
The property has a brick block paved driveway with ample parking and turning space leading to the detached double garage and workshop block which has a pair of garage doors opening into the garage (24'5" x 18'7") with power and light, and a sliding door leads through to the workshop (18'7" x 15'9") with power and light, and a side door opening onto the garden. The front garden is mostly laid to lawn with shrubs and space for pots. Paved paths lead around the bungalow to the south-west facing rear garden which has a patio al fresco entertaining area, a raised rockery shrub and flower border, lawns and a timber summerhouse.

SERVICES
Mains water, drainage, gas and electricity are connected.
Gas fired central heating.

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

ENERGY PERFORMANCE CERTIFICATE
EPC Rating D - Full details available upon request or follow the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2136-5920-7609-0958-7226

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:
www.nickchampion.co.uk

what3words: ///frizz.nicknames.cookery

Photographs taken: 28th October 2026
Particulars prepared: November 2026

Flood Risk (Checked on 05.11.26 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: 05.11.26)
EE, O2 and Three: Good outdoor, variable in-home
Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 05.11.26)
Standard: 15 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)











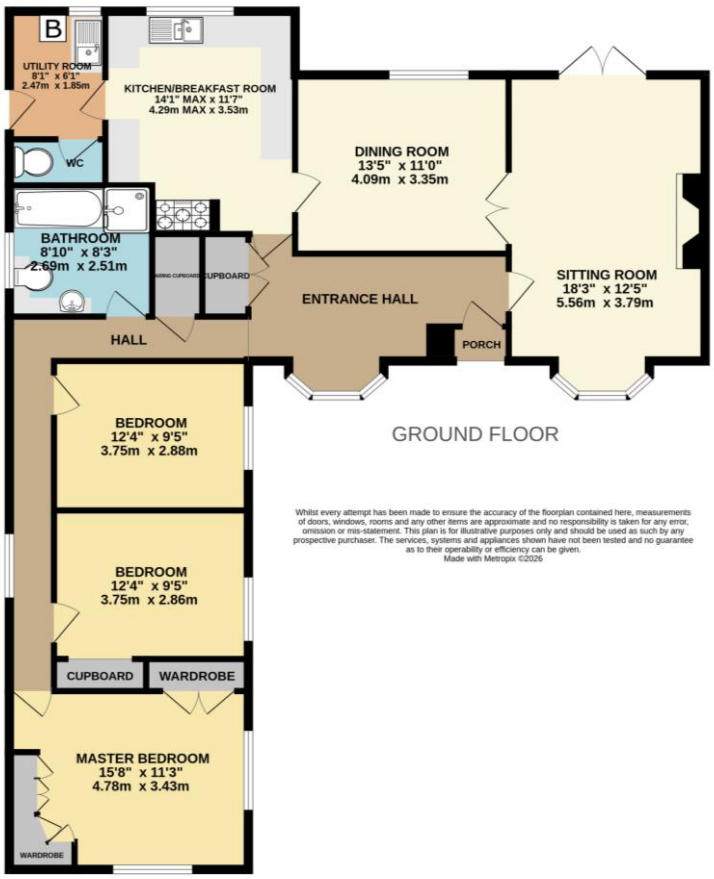












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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be 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.