



Fairfield, Broadheath, Tenbury Wells

G HERBERT
BANKS

EST. 1898

Fairfield
Bell Lane
Broadheath
Tenbury Wells
Worcestershire
WR15 8QX

A superb large detached bungalow in the beautiful Teme Valley.

Generous accommodation of about 1762 sqft.

- Reception hall, cloakroom, lounge, dining room, fitted kitchen, garden room, utility room.
- Three double bedrooms, three en-suite shower rooms.
- Detached garage, good sized parking, large garden. In all about 0.255 of an acre.
- No Onward Chain.

Situation

Fairfield is situated in a country lane in the popular hamlet of Broadheath. As you approach the property there are truly exceptional views over the remarkable Teme Valley. The glorious surrounding countryside provides many rewarding walks and country pursuits. Hanley Broadheath has a popular pub, The Fox.

The nearby town of Tenbury Wells is about 5 miles distant which provides an extensive range of amenities including both junior and senior schools, a variety of independent local shops, a leisure centre with swimming pool and gym and further amenities to include doctors surgery, veterinary surgery and dental surgery, a Tesco supermarket and the wonderful Art Deco cinema and theatre.

The property is well placed for access to the splendid historic town of Ludlow, Bromyard and the Cathedral City of Worcester. There are rail links from Ludlow, Leominster, Worcester and Kidderminster.

Description

Fairfield is a welcoming country bungalow with generous and light double glazed accommodation. Oak doors, architrave and skirting boards. It is approached by a spacious L shaped reception hall with timber laminate floor, ceiling spotlighting and cloakroom off. Integral cupboard.

Leading off the hallway is the large open plan lounge/dining room with oak laminate floor and twin double glazed doors to the exterior. The dining room leads directly to the well fitted kitchen with a range of wall and floor mounted cabinets, one and a half bowl sink unit, appliances to include a Beko dishwasher, integral fridge, Rangemaster Range cooker with extractor over.

Lying off this open plan space is a splendid large garden room with vaulted ceiling, chest of drawers and bi-fold double glazed doors to the exterior.

A utility room is to be found to the other side of the kitchen with concealed washing machine and tumble dryer and freezer.

The bungalow boasts three double bedrooms with mirror fronted wardrobe cupboards. One has an en-suite bathroom with shower over the bath and there are two en-suite shower rooms.

Outside

Fairfield is approached via a good-sized gravel driveway leading to a spacious detached timber garage with concrete floor, power and lighting.

The good-sized gardens are principally lawned and feature a circular paved patio with feature wall. This patio continues to the side. There is an area with timber decking and oil tank to the rear. There is an external double power point.

GENERAL INFORMATION

Energy Performance

Current Rating: 59D
Potential Rating: 87B
Carried out: 2nd March 2020

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

Malvern Hills District 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

What3words: ///escapades.removals.eased

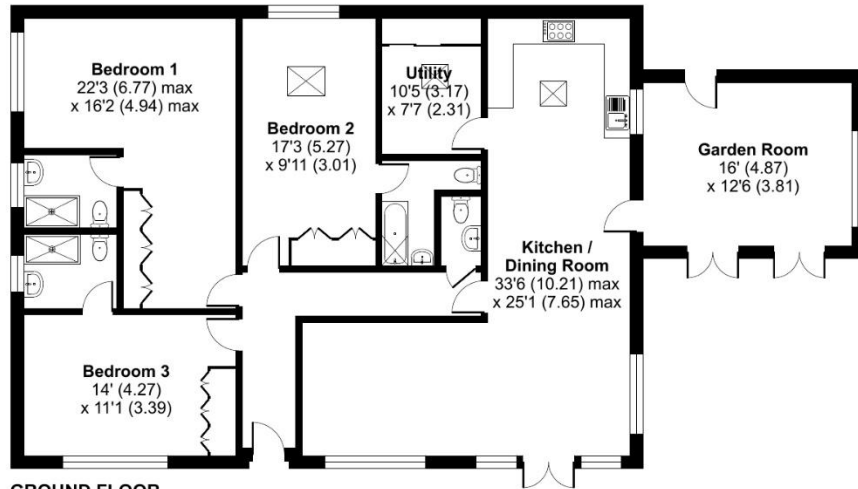
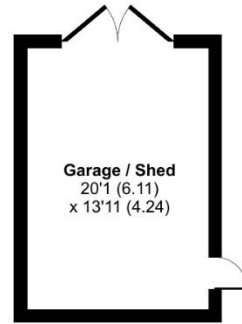
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

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.



Fairfield, Bell Lane, Broadheath, Tenbury Wells, WR15

Approximate Area = 1762 sq ft / 163.7 sq m
 Garage = 279 sq ft / 25.9 sq m
 Total = 2041 sq ft / 189.6 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for G Herbert Banks LLP. REF: 1478644

G HERBERT BANKS

EST. 1898

01299 896 968
 info@gherbertbanks.co.uk
 www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

