



The Maples, 3 Mount Pleasant, Tenbury Wells, WR15 8DY
Price £600,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



The Maples, 3 Mount Pleasant Tenbury Wells

The Maples is a substantial detached family home, beautifully positioned in an elevated spot with commanding views across the Teme Valley towards the Cleve Hills. Built in the mid-1990s on an exclusive cul-de-sac of just four homes, it offers both privacy and convenience, being within walking distance of Tenbury Wells.

The market town offers a variety of independent shops, restaurants, schools and services, while the surrounding Teme Valley countryside is perfect for walking and outdoor pursuits.

FEATURES

- Beautifully Presented Detached Home
- Five Bedrooms, Three Reception Rooms
- Ample Off-Road Parking for Multiple Vehicles
- Fully Updated Throughout
- Enclosed Landscaped Gardens
- Hot Tub with Outdoor Shower
- Detached Double Garage
- Sought After Near Town Location
- Quiet Cul-De-Sac Position
- En-Suite and Family Bathroom

Material Information

Price £600,000

Tenure: Freehold

Local Authority: Malvern Hills

Council Tax: F

EPC: C (73)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

The property provides generous and flexible accommodation, including five bedrooms, three reception rooms, a conservatory, kitchen/breakfast room and study, making it ideal for modern family life or those seeking space to work from home. Bright and airy throughout, the house has been thoughtfully updated by the current owners and designed so that living areas flow easily, with French doors opening out to landscaped gardens that extend the living space outdoors.

The outside areas have been carefully maintained to create a range of spaces for relaxation, entertaining and enjoying the far-reaching views. A raised viewing platform captures the best of the scenery, while the double garage and driveway provide excellent practical storage and parking solutions.

This is a home that balances comfort with lifestyle, perfectly placed for those who value both town convenience and the tranquillity of the Worcestershire countryside.

Property Description

Step inside through the open porch and into a welcoming hallway with handy storage, a cloakroom and space to tuck everything neatly away.

The sitting room is warm and inviting, centred around a feature fireplace with an exposed brick surround, perfect for cosy evenings. Sliding doors flow into the conservatory, a bright all-season space with French doors opening directly onto the garden, making it ideal for entertaining or relaxing with a book.

The kitchen / breakfast room is the heart of the home, fitted with practical units, sleek countertops and integral appliances including a wine cooler with glass front, double oven, gas hob and extractor. There's plenty of space here for family dining, with an adjoining utility room providing extra storage, space for further appliances and access to the garden, great for muddy boots, pets or laundry days.

A study and a dining room also lead from the hallway. The dining room connects directly to the kitchen, offering the option to create a relaxed family hub or a stylish open-plan living area.

Upstairs, the principal bedroom feels like a retreat, complete with fitted wardrobes and an en-suite shower room with contemporary fittings. There are three further doubles and a generous single bedroom, offering flexibility for family, guests or home working. The family bathroom features a freestanding oval double-ended bath, W.C. and vanity unit, inset wash basin, with plenty of space for everyone's needs.

This is a home designed for modern family living, with light,

versatile spaces that connect seamlessly to the gardens and invite you to make the most of both comfort and lifestyle.

Outside & Grounds

Set within attractive gardens, the property offers a high degree of privacy. The front garden has an area laid to lawn with mature borders and a sun-trap patio, this raised viewing area provides the perfect spot to take in the sweeping views towards the Cleve Hills. A gated driveway provides ample parking for several vehicles and leads to a double garage with electronically operated roller doors.

The rear garden has a sheltered entertaining terrace complete with hot tub (available by negotiation), outdoor shower, and an area laid to lawn together with a patio area including space for table and chairs.

Location

The Maples sits on an exclusive development of just four detached properties. It enjoys a commanding and private position on Mount Pleasant with far-reaching views. Despite its elevated setting, the town centre of Tenbury Wells, with shops, restaurants, schools and services is within walking distance. The nearby Tempe Valley countryside provides endless opportunities for walking, cycling and exploring.

Services

We understand mains water, drainage, gas and electricity are connected. Gas fired central heating and windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds - Basic X Mbps | Superfast XX Mbps

Flood Risk

Rivers and the sea: Very Low.

Local Authority

Malvern Hills District Council
Council Tax: Band F

Tenure

We understand the property is Freehold.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements





The Maples offers an opportunity to own a distinguished and sizable home in one of Worcestershire's most desirable villages. Brimming with charm, its prime location makes it an ideal choice for buyers seeking both spacious accommodation and convenience in the heart of the Shropshire/Worcestershire border.

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: - Tel: 01584 874 450

Email: ludlow@cobbamos.com



COBB
AMOS

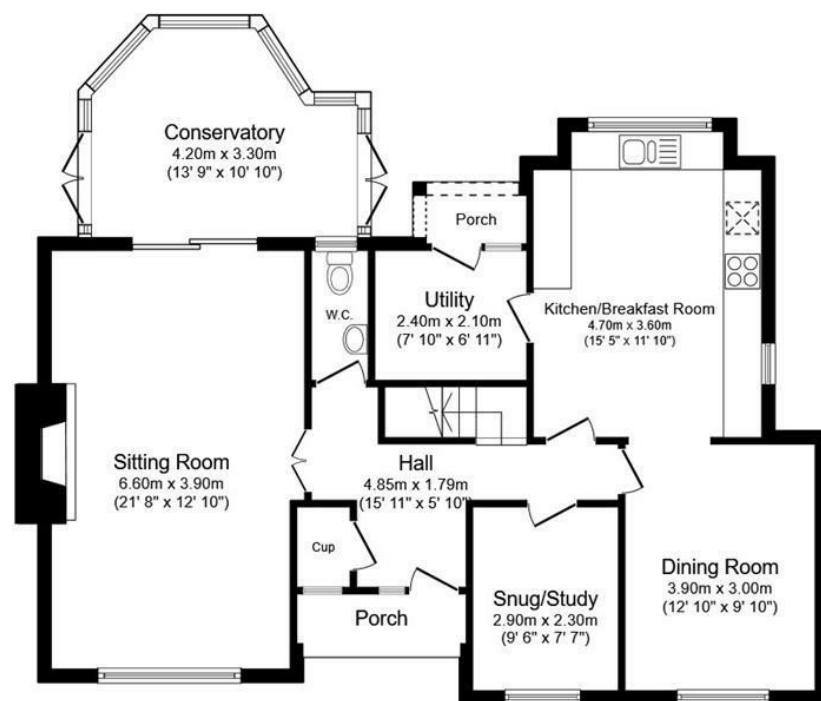
DIRECTIONS

We recommend using What3Words, navigate to: - [///beatn.prnter.sweeping](https://www.what3words.com/beatn.prnter.sweeping)

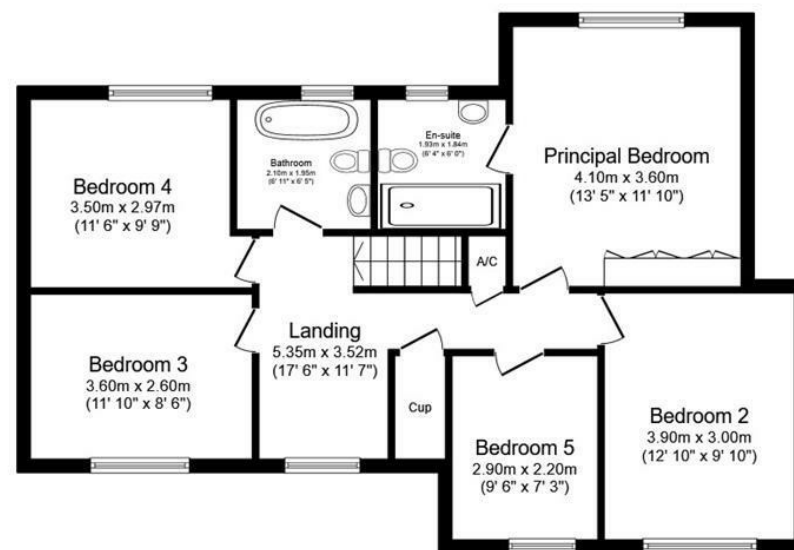


COBB
AMOS





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com