



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## SUNNYVILLE

ROCHFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8SL

GUIDE PRICE  
**£325,000**



**A WOOLAWAY BUNGALOW SET ON 0.66 ACRE (TBV)  
IN AN ACCESSIBLE EDGE OF VILLAGE SETTING  
ENJOYING OUTSTANDING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- UTILITY/GARDEN ROOM

- THREE BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE GARDENS

- ORCHARD/PONY PADDOCK
- DRIVEWAY PARKING
- DETACHED OUTBUILDING

### NICK CHAMPION LTD

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# SUNNYVILLE, ROCHFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SL

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2, Bromyard – 10, Leominster – 12, Ludlow – 12.5, Kidderminster – 16.5, Worcester – 19.5, M5 Junction 6 – 22, Hereford – 24.5, Birmingham – 36.

## DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 2.1 miles and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Sunnyville is situated on the edge of the popular rural village of Rochford, and enjoys fantastic views across the rolling farmland. The property is just a short drive from the market town of Tenbury Wells which offers many facilities including a variety of supermarkets, shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

Sunnyville is a detached 'Woolaway' style bungalow constructed circa 1960, with a later utility/garden room extension. The bungalow is set in attractive gardens with gated driveway parking, a versatile detached outbuilding and a productive orchard/paddock to the south. The property has been modernised internally and benefits from UPVC framed double glazing and oil fired central heating. The property is offered for sale with no upward chain and due to the nature of its non-standard construction is suitable for cash buyers only.

## ACCOMMODATION

An inset open porch has a part glazed door opening into the entrance hall with an airing cupboard housing the immersion tank and shelving. The spacious living room has a woodburning stove on a slate hearth with a brick surround. The kitchen/breakfast room has light wood fitted units incorporating a stainless steel sink/drainer, integral appliances including an electric double oven, ceramic hob with an extractor hood over, space for a fridge/freezer, and a part glazed door opening into the utility/garden room which houses the oil fired central heating boiler, has plumbing for a washing machine and a part glazed door opening onto the garden. There are two double bedrooms, a third generous single bedroom and the family bathroom has a corner bath with a Mira Sprint electric shower over, a pedestal basin and wc.

## OUTSIDE

The gated stoned driveway has ample parking and turning space with a wicket gate opening into the garden and also leading to a gated vehicular access into the orchard/pony paddock which extends to about 0.4 acre (tbv) and is host to a good variety of fruit trees, and the versatile outbuilding (19'6" x 17'6") has double doors, power and light, and could be utilised as a workshop, garage or store. The attractive and level gardens envelope the bungalow and incorporate lawns, paved paths, a patio al fresco entertaining area to the south, and established shrub and flower beds and borders.

## SERVICES

Mains water and electricity are connected.  
Oil fired central heating.  
Private drainage – septic tank.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band B

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7035-9323-7500-0929-3276>

## FIXTURES & FITTINGS

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

## TENURE

Freehold

## 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](http://www.nickchampion.co.uk)

what3words: ///flag.enormous.owned

Flood Risk (Checked on 08.05.26 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: 08.05.26)

Three: Good outdoor, variable in-home

EE, O2 and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 08.05.26)

Standard: 4 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: Not available

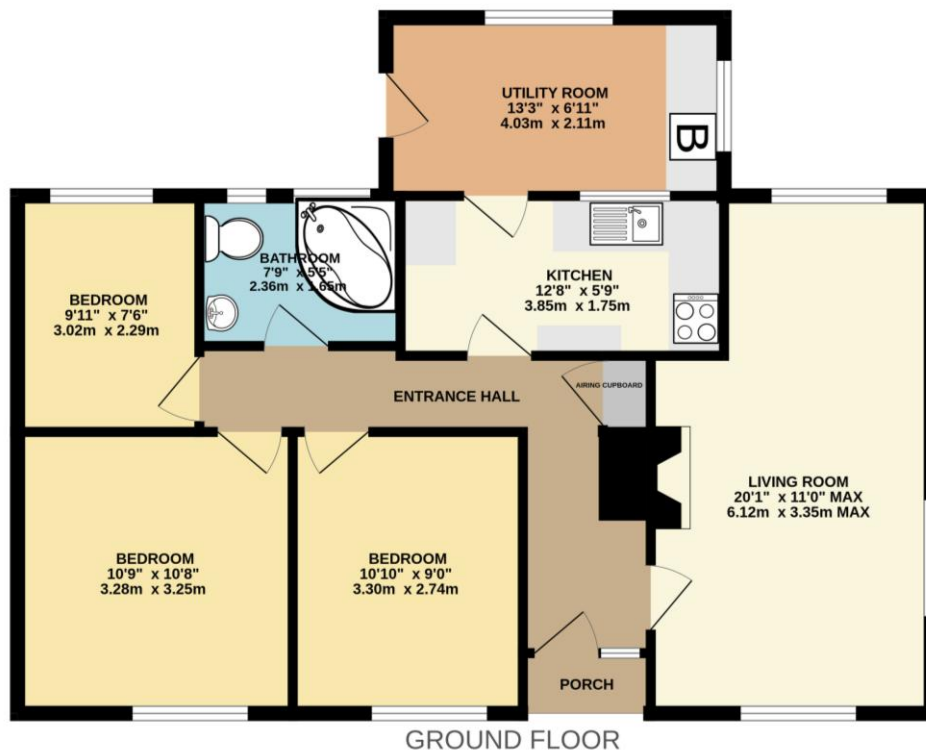
Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)

Photographs taken on 1<sup>st</sup> May 2026

Particulars prepared May 2026.







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.