

# COPPICE END, BROADHEATH

## | TENBURY WELLS | WORCESTERSHIRE | WR15 8QU







Coppice End Bungalow is a spacious detached four-bedroom bungalow extending to approximately 1,323 sq ft (122.9 sq m), occupying a pleasant rural position within the Worcestershire countryside near Broadheath and Tenbury Wells.

Subject to an Agricultural Occupancy Condition (AOC), the property presents an increasingly rare opportunity for those employed in agriculture, forestry, horticulture or other qualifying rural occupations to acquire a substantial family home in a desirable countryside setting.

**Offers in the region of £375,000**





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- **Substantial Four Bedroom Bungalow in need of Modernisation**
- **Subject to an Agricultural Occupancy Condition**
- **Rural Location in Teme Valley**
- **Gardens & Paddock set within 0.36 acres**
- **Double Garage and Car Port**

## DESCRIPTION

Halls are delighted with instructions to offer Coppice End Bungalow for sale by Private Treaty.

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The accommodation offers well-proportioned living space throughout, including four bedrooms, reception accommodation and ancillary rooms, providing excellent scope for reconfiguration and enhancement to suit modern living requirements. While the property would benefit from a programme of modernisation and refurbishment, it offers purchasers the opportunity to add significant value and create a bespoke rural home tailored to their individual tastes and needs.

## SITUATION

Occupying a peaceful position within the sought-after rural parish of Broadheath, Coppice End Bungalow enjoys an enviable setting surrounded by the rolling Worcestershire countryside. Located within the picturesque Teme Valley, the property offers an increasingly rare combination of tranquillity, privacy and accessibility, making it ideal for those seeking a country lifestyle without complete isolation. The local town of Tenbury Wells provides a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, healthcare facilities and schooling. The city of Worcester lies approximately 17 miles to the east, offering wider retail, leisure and rail connections together with access to the M5 motorway network.

## W3W

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## DIRECTIONS

From Kidderminster proceed west on the A456 towards Tenbury Wells. On reaching the junction with the B4204, turn left signposted Broadheath and continue into the village. Coppice End Bungalow will be found on the B4204 within Broadheath, as indicated by the agents' For Sale board.

## SCHOOLING

The property is well situated for a range of educational facilities including Lindridge St Lawrence CE Primary School and Tenbury CofE Primary School at primary level, together with Tenbury Ormiston Academy and The Chantry School for secondary education. The area is also served by a number of highly regarded independent schools including within the Royal Grammar School Worcester group.





## PROPERTY

Coppice End Bungalow is a detached four-bedroom bungalow extending to approximately 1,323 sq ft, offering spacious and versatile single-storey accommodation in a pleasant rural setting. The property comprises a generous lounge, kitchen, utility room, four well-proportioned bedrooms and a family bathroom, together with the benefit of an integral double garage providing excellent storage and parking.

While requiring a programme of modernisation and improvement throughout, the bungalow offers considerable scope for refurbishment and personalisation, presenting an excellent opportunity to create a comfortable family home tailored to individual requirements.

## OUTSIDE

Externally, there are grounds to the front and rear with an enclosed paddock.

Lawned gardens and seating area.

Parking area and Car Port.

The property is accessed via a private drive off the council maintained highway, with a full right of way for all purposes.

## SERVICES

We understand that the property benefits from mains water, electricity, LPG gas, and septic tank drainage.

None of the services, appliances or electrical systems have been tested by Halls.

## FREEHOLD

The property is offered for sale Freehold with vacant possession upon completion.

## LOCAL AUTHORITY

Malvern Hills,The Council House, Avenue Road, Malvern WR14 3AF

## COUNCIL TAX

The property is being shown as being within council tax band D on the local authority register.

## ANTI-MONEY LAUNDERING (AML) CHECKS

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, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (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 Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster, DY11 5AP.

## AGRICULTURAL OCCUPANCY RESTRICTION

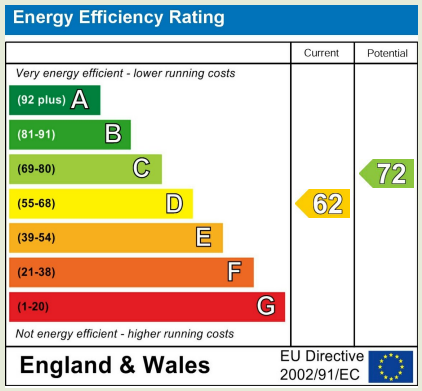
The bungalow is subject to an Agricultural Occupancy Restriction: The occupation of the dwelling shall be limited to a person employed full time locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act, 192 or forestry or a dependent person residing with them (but including a widow or widower of such a person).

Planning was granted under Malvern Hills DC Reference Number: 93/00015/TEN

Approximate Area = 1323 sq ft / 122.9 sq m (excludes carports)
Garage = 253 sq ft / 23.5 sq m
Total = 1576 sq ft / 146.4 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1466496




**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.

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