



- Spacious Detached Four Bedroom Bungalow
- Equestrian Facilities Inc. Six Stables, Paddocks and Sand School
  - Double Garage with Room Above
  - Set In Approx. 3.25 Acres
- Lovely Views To The Malvern Hills ● Very Accessible Location

## GENERAL AND SITUATION

Approximate Distances:

Tewkesbury 5.5 miles • Upton upon Severn 4.2 miles • Worcester 12.5 miles  
Evesham 12 miles • Bristol 55.5 miles • Cheltenham 17 miles

A spacious detached bungalow with equestrian facilities set in approx. 3.25 acres in a rural and very accessible location, with easy access to the M5 motorway.

The property is located on the outskirts of the popular hamlet of Strensham within easy access of the M5 motorway (junction 8). Upper Strensham and Lower Strensham are popular villages and have a local pub and excellent local shop which offers a wide range of goods and services. The property is within very easy driving distance of nearby Tewkesbury which has a wide range of facilities, shopping and amenities whilst Worcester and Evesham are also readily accessible.

The property has generous mature gardens and grounds with a wide variety of trees and shrubs to the rear, whilst the side garden area has a raised heated swimming pool. In the agents' opinion the property has a good-sized parking and turning area to the front of a double garage with the potential for accommodation above subject to any necessary planning permissions being obtained.

There are beautiful views to the Malvern Hills from the rear of the property which have to be seen to be fully appreciated.

## THE RESIDENCE

A spacious four bedroom detached bungalow with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

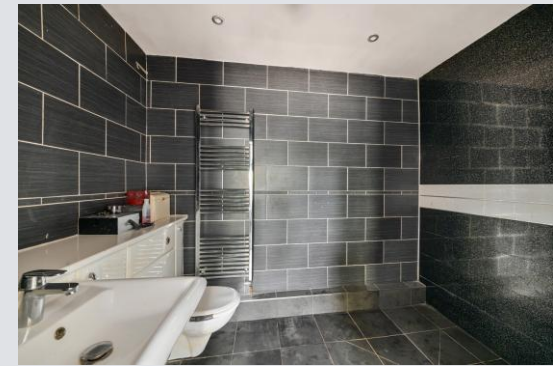
The property is entered via a **Porch** into an **Entrance Hall** with oak flooring.

To the left the **L-Shaped Living/Dining Room** has a front window, rear bay window, fireplace with Villager wood-burning stove and double doors leading to a separate **Sitting Room** which has trifold doors to outside, side window and TV point. A door then leads to a **Bedroom** with front and side windows and radiator.

The **Inner Hall** has loft access, oak flooring, airing cupboard with double doors and gives access to the **Kitchen** which is fitted with a range of wall and base units with granite worksurfaces, ceramic tiled flooring, part wall tiling, gas range with extractor above, inset sink and drainer with mixer tap, plumbing for dishwasher, window and opening to the **Conservatory** which has ceramic tiled flooring, underfloor heating and double doors to the patio.

There are **Three Further Bedrooms**, one with an **Ensuite Shower Room** with shower cubicle, fully tiled walls, extractor, and one with built-in wardrobes and an **Ensuite Wet Room** which is fully tiled with a wash hand basin, WC, drench-head shower and extractor.

The **Family Bathroom** has a jacuzzi bath, wash hand basin and WC, fully tiled walls and useful cupboard storage.





## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the road via a splayed double gated access onto a block pavier parking and turning area to the front of the residence and double garage.

**Double Garage** light and power connected, stainless steel sink, stairs to large loft room (potential accommodation or home office subject to necessary planning permissions being obtained)

To the rear of the garage there is a concrete yard enclosed with tall timber fencing, used as a **Secure Dog Compound**. To the side is a further yard area with **Two Kennel Buildings** providing a total of six dog kennels plus a storage container and a concrete hardstanding. Water is supplied to a tap on the yard, and the kennels have light and power connected. There is currently a further building on site which will be removed by the vendor.

The property has generous gardens and grounds with a large lawned area to the rear with an above ground **Heated Swimming Pool**, a spacious decking area from which there are lovely views out towards the Malvern Hills and further lawned areas planted with trees and shrubs. There is also an additional area fenced off into several enclosures with a large shed which the current owner uses as a garden office.

**Stable Yard** of mainly timber construction, set on a concrete base with lighting and external water tap, comprising **Four Loose Boxes** each approx. 12' x 10' (3.6m x 3m), **Two Pony Boxes** approx. 11' x 8' (3.4m x 2.4m) & 10'7 x 10' (3.2m x 3m), plus a **Tack Room** approx. 12' x 12' (3.6m x 3.6m) and a **Hay Store** approx. 12' x 12' (3.6m x 3.6m)

Immediately opposite the stable yard there is a **Sand School** c. 25m x 20m with sand surface

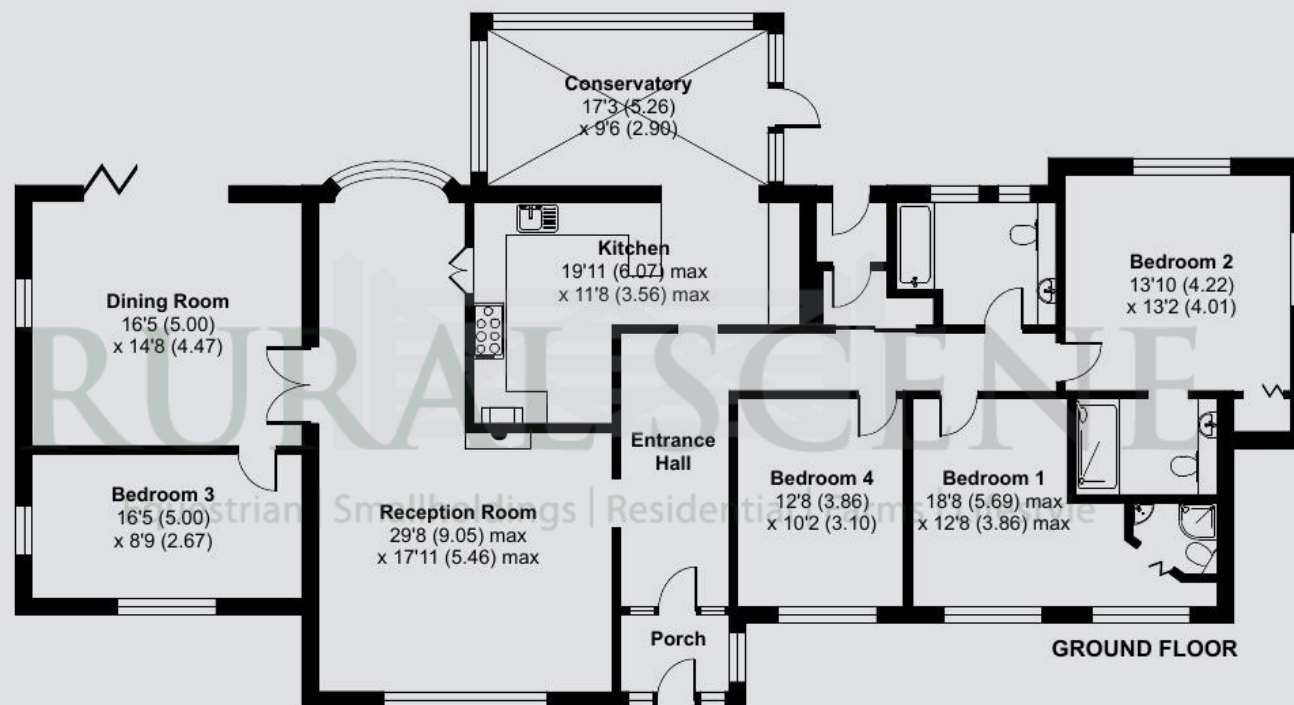
The adjoining land comprises **Four Main Paddocks** divided by a mixture of post and rail fencing and hedging with some stock fencing. It is fairly level pasture with beautiful views out to the Malvern Hills. One of the paddocks is further sub-divided into three smaller pens.

**IN ALL APPROX. 3.25 ACRES**  
**(About 1.3 Hectares)**

**RURAL SCENE**  
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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

WYCHAVON COUNCIL  
Tel:

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX G

## DIRECTIONS

From the M5 (junction 8), bear left off and follow the signs to Strensham (Lower / Upper Strensham). Proceed through the village and turn left before reaching the shop, continue along this road out of the village and travel over the motorway to Lower Strensham. Go past a left hand turning for Baughton Lane and the property will be found on the left-hand side shortly thereafter.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rural Scene. REF: 1134163

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# RURAL SCENE

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