



5 River View Cottages

Tenbury Wells, WR15 8QG

Andrew Grant

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Newnham Bridge, Tenbury Wells, WR15 8QG

3 Bedrooms 2 Bathrooms 1 Reception Room

Spacious village home with generous garden, garage and parking, offering three bedrooms and bright living space in a rural setting.

- Well-proportioned semi-detached home with flexible living over two floors and scope to personalise
- Spacious living room with patio doors opening onto the garden
- Large enclosed garden with lawn, patio and gravelled seating area, plus timber shed
- Private driveway leading to an integral garage and providing ample off-road parking
- Set in a rural village location within reach of local amenities and countryside walks

This modern village home provides well-balanced accommodation arranged over two levels. A hallway leads to a cloakroom, a kitchen and breakfast room and a generous living room opening onto the garden. Upstairs, three good-sized bedrooms include a primary suite with shower room, along with a family bathroom. Outside there is a large enclosed garden with lawn, patio and gravelled seating area. To the front a private driveway leads to the integral garage. The property sits in a village setting within reach of Tenbury Wells and wider countryside.

1062 sq ft (98.7 sq m)





The living room

This well-proportioned living room provides a comfortable space for everyday relaxation and entertaining. Double glazed patio doors open directly onto the rear garden, creating easy access for outdoor enjoyment. The room enjoys a simple layout with neutral finishes, making it easy to arrange furniture and connect to the adjacent hall.





The kitchen and breakfast room

The kitchen and breakfast room offers space for cooking and informal dining. It is fitted with a range of cream fronted cabinets, black work surfaces and an integrated oven, hob and extractor. A window looks to the front of the property and there is tiled flooring for easy maintenance and room for a breakfast table.





The cloakroom

Conveniently positioned off the hallway, the cloakroom provides essential ground floor facilities. It features a close-coupled WC and a wall-mounted wash basin with mixer tap. A frosted window allows for ventilation and privacy while tiled flooring ensures practicality.



The primary bedroom and en suite

The primary bedroom is a generous double room designed as a restful retreat. A wide window overlooks the front and there is direct access to an en suite shower room with pedestal basin, WC and shower cubicle. The room offers ample floor space for wardrobes and connects conveniently to the landing.



The second bedroom

Positioned to the rear, the second bedroom is another spacious double room with characterful ceiling lines. It includes a dormer style window overlooking the garden, with another window overlooking the front, and a central loft hatch. The generous floor area accommodates bedroom furniture with ease and there is easy access to the family bathroom.





The third bedroom

Ideal as an additional family room, guest room or study, the third bedroom completes the first-floor accommodation. A broad window faces the front of the property and the simple layout allows flexibility in arranging furniture and it sits close to the family bathroom.



The bathroom

The family bathroom serves bedrooms two and three. It is fitted with a white three piece suite comprising a panelled bath with mixer tap, pedestal wash basin and WC. Easy-care wall tiling and wood flooring complete the room.



The garden

At the rear of the house, a substantial garden provides plenty of outside space for relaxation and play. A level lawn is bordered by a gravelled path and a paved patio, and there is a timber storage shed to one side. A brick retaining wall and timber fencing enclose the space and a backdrop of mature trees offers a degree of privacy.



Location

Newnham Bridge lies within attractive countryside yet remains accessible to the amenities of nearby Tenbury Wells. The area is known for its rolling hills, country walks and traditional village community. Everyday facilities including shops, eateries, health services and leisure options can be found in the local market towns. There are nursery, primary and secondary schooling options in the surrounding villages and towns. Road connections link to Worcester, Kidderminster and Ludlow, and public transport provides services to regional centres.

Services

The property benefits from mains electricity and water. Drainage is supplied via a private treatment plant.

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.



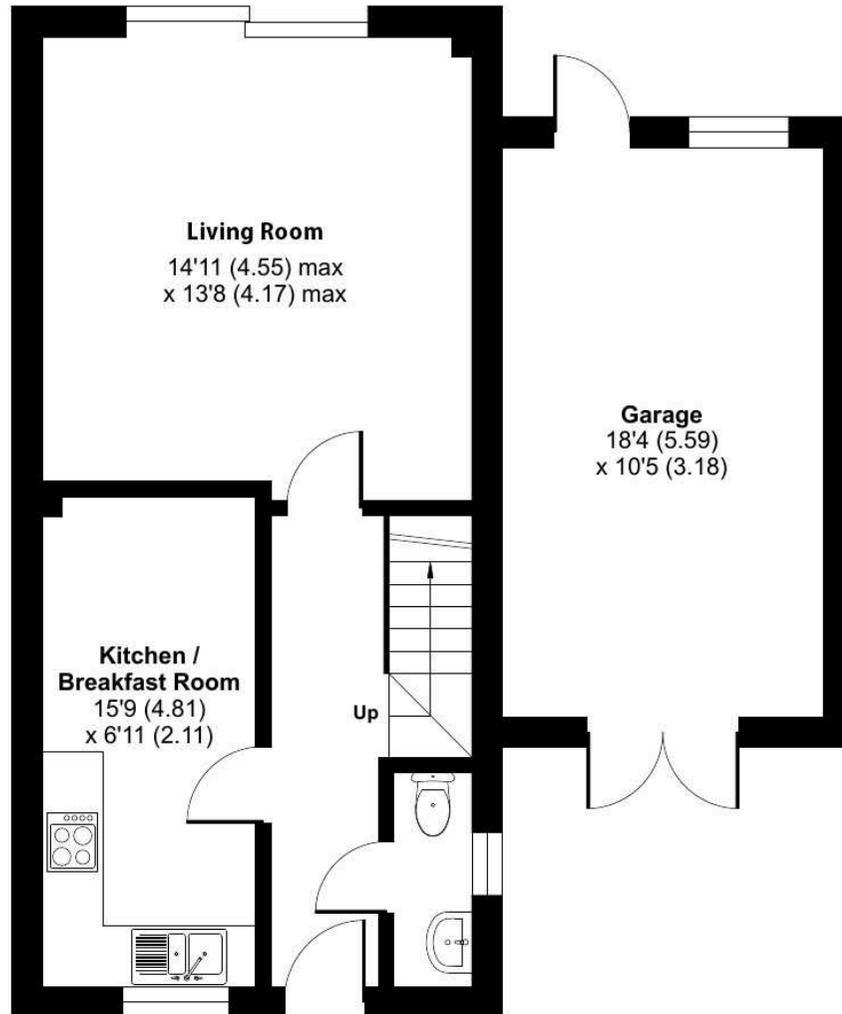
Newnham Bridge, Tenbury Wells, WR15

Approximate Area = 1062 sq ft / 98.7 sq m

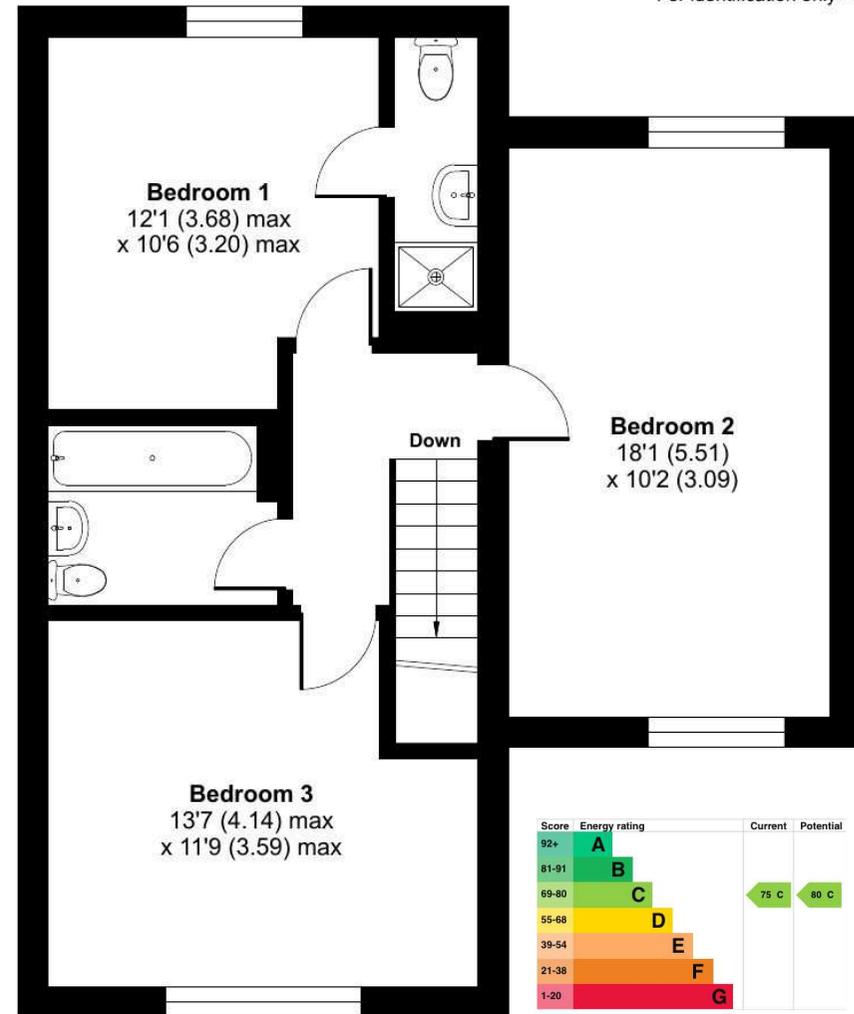
Garage = 191 sq ft / 17.7 sq m

Total = 1253 sq ft / 116.4 sq m

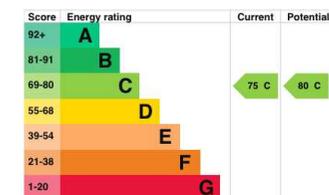
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Andrew Grant. REF: 1415481



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