



TOLL GATE COTTAGE STANFORD BRIDGE WORCESTERSHIRE WR6 6RU

£425,000
FREEHOLD

Nestled in the picturesque village of Stanford Bridge within the Teme Valley stands this delightful 3 bedroom detached cottage. Set within a generous plot, the property features a beautifully maintained garden, single detached garage and private driveway parking. There are 2 spacious conservatories, a separate dining room, breakfast room, good sized living room and character features such as exposed beams and the original cast iron range.

Stanford Bridge is a small village located in the County of Worcestershire, just 14 miles to the city of Worcester, and is a great place to visit for those who enjoy outdoor activities, with its many walking and cycling routes to explore. Local amenities include, a cricket club, St Mary's Church, nearby primary schools, public house, Village Hall, Mill Farm Shopping and a short drive to the Shelsley Walsh Hill Climb.



TOLL GATE COTTAGE STANFORD

- Dining Room & Good Sized Sitting Room • 2 Conservatories • Private garden & off road parking • Breakfast Room • Detached 3 Bedroom Cottage • Detached Garage



Rear Entrance

Via glazed patio doors into the

Breakfast Room

With quarry tiled floor, glazed vaulted ceiling, feature brick archway, ceiling light point, fitted display cupboard, electric storage heater and wide entrance into

Kitchen

With a range of wooden matching wall and base units with ample wooden work surfaces, inset electric double oven, inset 4 ring electric induction hob, Belfast sink unit with mixer tap over, tiled surrounds, space and plumbing for washing machine and dishwasher, extractor fan, beautiful exposed ceiling beams, quarry tiled floor and window into Conservatory.

Downstairs Shower Room

White suite comprising low flush WC, wash hand basin, large walk in shower with electric shower fitment and glazed shower screen, part tiled walls, ladder style radiator, tiled floor, extractor fan.

Inner Hallway

With fitted carpet, electric storage heater, 2 wall lights, oak staircase, useful under stairs storage cupboard, feature bread oven and step leading to

Dining Room

With fitted carpet, exposed beams, window to the front aspect, feature cast iron range, ceiling light point and doors to

Sitting Room

A step leads you into the room with fitted carpet, brick inglenook fireplace with wood burner, wooden door to the front aspect, 2 wall lights, windows to front and side aspect, electric storage heater, exposed ceiling beams, integral display cupboard, TV aerial point.

Conservatory

With fitted carpet, double glazed roof and windows, and wide opening into

Second Conservatory

With wooden floor boards, double glazed roof and windows, fitted shelving, and telephone points.

First Floor Landing

With fitted carpet, windows to side aspects, exposed beams, oak banister and oak doors to

Bedroom 1

With beautiful exposed oak floor boards and ceiling beams, windows to the side and arch window to the front aspect, TV aerial point, ceiling light point and loft hatch.

Bedroom 2

With fitted carpet, 2 windows to the front and rear aspect, 2 wall lights and fitted cupboard.

Bedroom 3

With fitted carpets, window to side aspect, exposed beams, loft hatch and fitted wardrobes with hanging rail and shelving.

Airing cupboard

With wooden slatted shelving, and hot water cylinder.

Outside

The rear of the property is accessed via a wooden gate, opening onto a block-paved courtyard, bordered by a traditional brick wall. From here, a door from the breakfast room offers convenient access to the house. To the side, there is a practical wood shed and round steps gently lead up to the main lawn area and personnel door into the garage. The beautifully maintained garden is predominantly laid to lawn and framed by mature trees, hedging, and wrought iron railings. Brick edged and raised timber borders are rich with a variety of plants and shrubs. Near the top of the garden cast iron gates provide access to the garage and off road parking. Towards the middle of the garden is a delightful round wooden summer house, complemented by a stone seating area and sleeper steps that connect back to the main lawn. Further into the garden there is an additional secluded seating area providing the perfect space for relaxing or entertaining. A lawned pathway leads to paved steps and a small wooden gate at the very top of the garden opening into additional land with an array of trees and wild flower, including bluebells. The garden also benefits from an outdoor tap conveniently positioned for garden maintenance.

Garage

Complete with front-facing windows, concrete base,

eaves storage, lighting, power, and an up-and-over door.

Property Services

Mains water and electricity are connected. Electric storage heating, private drainage.

Outgoings

Water rates are payable.

Directions

From Bromyard, travel along the B4203 for approximately 9 miles, past Stanford Bridge and proceed over the River Teme, turn left at the signs for The Bridge at Stanford. The property is immediately opposite The Bridge at Stanford public house.

Viewing Arrangements

Strictly by appointment through the Agent (01885) 488166

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 117.9 sq. metres (1269.2 sq. feet)
 Tollgate Cottage, Stanford Bridge, Worcester



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

EPC Rating: E Malvern Hills Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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