



Oaklea

Hanley William, Tenbury Wells, Worcestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious timber-framed home with rooms of generous proportions sitting in approximately 9 acres.

A handsome timber and brick family home providing quality fixtures and fittings, a wealth of exposed wall and ceiling beams and elegant neutral décor throughout. It is located on the fringes of a small village in the Malvern Hills district, near to local village and market town amenities.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



9.7 ACRES



FREEHOLD



HAMLET



2,747 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Oaklea is a handsome part timbered family home offering 2,747 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property provides quality fixtures and fittings, a wealth of exposed wall and ceiling beams and neutral décor throughout. The generously-proportioned accommodation flows from a welcoming wooden-floored reception hall. It briefly comprises a triple aspect drawing room with an exposed brick inglenook fireplace with log burner, small bar area, two sets of French doors to the front aspect and a door to understairs storage with a useful cloakroom. Double doors open from the reception hall to a kitchen/dining room. The kitchen provides a range of wall and base units, a breakfast bar, complementary worktops and modern integrated appliances. It opens into a dining room with exposed wooden flooring and space for a sizeable table. A door from the kitchen gives access to a sitting room with full-height glazing, a fireplace with woodburning stove,

French doors open to the front aspect, a fitted utility room with a side access door and a door to the integral double garage. Steps rise from the sitting room to a vaulted fourth bedroom/family room over the garage which benefits from an en suite bathroom. The fourth bedroom/family room, together with the sitting and utility rooms below, offers potential for use as a self-contained annexe, if required.

Stairs rise from the reception hall to a first floor landing with generous useful storage. The vaulted bedroom accommodation provides a principal bedroom with an en suite bathroom, an additional double bedroom with fitted storage and an en suite shower room, one further bedroom and a family bathroom.



Outside

The house is situated some distance from the road and is approached through a five bar gate over a sweeping gravelled driveway providing private parking and giving access to the integral double garage. The well-maintained formal garden surrounding the property is laid mainly to gently-sloping lawn interspersed with specimen trees and bordered by mature planting. It features a brook with footbridge over and large front and side aspect terraces, ideal for entertaining and al fresco dining, the whole enjoying views over the property's remaining acreage. There is a vegetable patch off the kitchen along with a rather grand chicken house and a garden shed. The orchard has a number of fruit trees; cooking/dessert apples, greengages, cherries, pears and plums. Hedging provides privacy yet the slightly elevated position of Oaklea enjoys views across the countryside

A country track leads you to the paddock and woodland totalling 9.7 acres.

Location

Set in beautiful Teme Valley countryside, the small hamlet of Hanley William has a church. The attractive market town of Tenbury Wells offers a variety of high street and independent shopping including a fishmonger, butcher, delicatessen and hardware shop, a library, GP surgery, cottage hospital, dentists, a cinema, hairdresser, swimming pool, theatre and numerous clubs and societies, together with a range of cafés, restaurants and bars. Comprehensive amenities are also available in the towns of Cleobury Mortimer, Ludlow and Kidderminster and the cathedral city of Worcester. Transportation links are excellent: Leominster (16.7 miles) and Ludlow (16.9 miles) stations link to major regional centres and London, the A49 to the west links Shrewsbury to Hereford and gives access to the M54 and motorway network, the latter also accessible from the M5 to the east.



Distances

- Tenbury Wells 6.6 miles
- Cleobury Mortimer 8.6 miles
- Kidderminster 15.4 miles
- Ludlow 15.5 miles
- Leominster 17.6 miles

Nearby Stations

- Kidderminster
- Ludlow
- Leominster

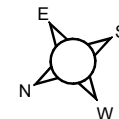
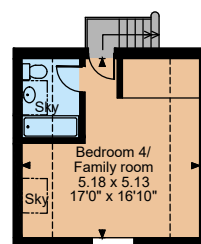
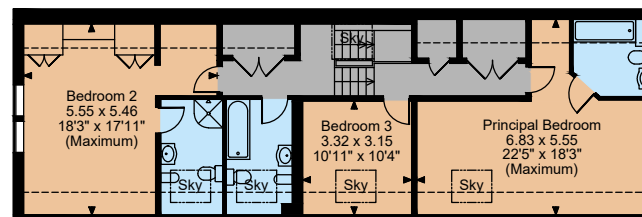
Key Locations

- Grange Court, Leominster
- Queenswood Arboretum, Dinmore Hill
- Hampton Court Castle and Gardens
- Burford House Garden Centre
- Stockton Bury Gardens

Nearby Schools

- St Michaels of Tenbury
- Lucton School
- Moor Park
- Tenbury Wells Primary and Secondary
- The Downs
- The Elms
- Malvern College





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8658429/SS

Floorplans

House internal area 2,747 sq ft (255 sq m)

For identification purposes only.

Directions

Post Code WR15 8QT

what3words: ///giggle.blur.jaundice - bring you to the driveway.

General

Local Authority: Worcestershire and Malvern Hills District Council

Services: Mains electricity and water, private drainage (we are currently investigating whether this complies with current regulations) and oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

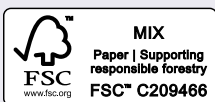
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