



# Ashdown

Worcester Road, Tenbury Wells, Worcestershire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A fine period house with beautifully styled accommodation set over three floors and sitting in generous gardens.

A handsome detached period house which has been lovingly restored and modernised whilst retaining period features throughout, conveniently located just over a mile from the charming town of Tenbury Wells.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**OUTBUILDING**



**1.82 ACRES WOODLAND GARDENS**



**FREEHOLD**



**RURAL**



**1,980 SQ FT**



**GUIDE PRICE  
£675,000**



### The property

Ashdown is a fine period house with attractive red brick elevations and recently renovated throughout. Inside there is highly attractive living and entertaining space featuring exposed brick fireplaces, cornicing, tall bay windows welcoming plenty of natural light and stylish, understated modern décor and fittings.

At the entrance, the splendid front door with its stained glass detailing opens to a welcoming reception hall, with doors on either side leading to the two comfortable and well-presented reception rooms at the front. Both the sitting room and dining room have fireplaces, exposed wooden floorboards and dual aspects, including bay windows. At the rear of the property which also has access to the parking area through the stable door, there is a breakfast room for informal dining with wooden parquet flooring and a handsome brick-built fireplace, as well as the kitchen. This has units to base and wall level, wooden worktops, butler sink and stainless steel range cooker and a generous walk-in larder.

The double doors off the kitchen take you to the outside where there are excellent entertaining areas and up into the garden beyond.

Stairs lead to the lower ground level, where there is a private study for home working, and a large useful utility room offering further storage and space for home appliances. The floor has the potential of a separate annexe.

Both the lower level and the ground floor have shower rooms with modern suites, while on the first floor there is a family bathroom with an over-bath shower and four double bedrooms of similar proportions, all of which have simple, understated décor with white painted floorboards. Stairs continue to the second floor, where there is a further generous double bedroom with access to eaves storage and splendid views across the surrounding countryside and rear garden up into the woodland.





## Outside

The house is situated in an elevated position and features terraced gardens surrounded by woodland. The entrance for vehicles is located to the side, where there is plenty of parking space on the gravel driveway. The partially landscaped gardens include a gravel terrace area for al fresco dining, and a gravel pathway leading to the brick-built outbuilding, which is ideal for use as a garden store, or could be utilised as a home office or studio. The rest of the gardens and grounds are ideal for laying to lawn and feature various established shrubs and hedgerows, as well as a wealth of mature trees, all backing onto its peaceful woodland.

## Location

The property lies in a picturesque rural setting beside the River Teme, yet within easy reach of the village of Burford and the town of Tenbury Wells. Tenbury Wells provides various local shops and amenities, including supermarkets, pubs, restaurants, a cinema and a leisure centre with swimming pool.

There is a primary school in Burford, with Tenbury Wells providing both primary and secondary schooling, with further schools easily accessible in the surrounding villages and the independent Moor Park School 10 miles away. For any other requirements, the city of Worcester or the large town of Kidderminster are both within easy reach. There is access to the M5 at Worcester, with mainline rail services also available in the city. Nearby, the Malvern Hills and Shropshire Hills provide plenty of picturesque countryside to explore.



## Distances

- Tenbury Wells 1.2 miles
- Ludlow 10 miles
- Leominster 12 miles
- Worcester 20 miles

## Nearby Stations

- Ludlow
- Leominster
- Worcester
- Kidderminster

## Key Locations

- Grange Court, Leominster
- Queenswood Arboretum, Dinmore Hill
- Wigmore Castle
- Croft Castle
- Hergest Croft Gardens
- Ludlow Castle

## Nearby Schools

- Lucton
- Moor Park
- Hereford Cathedral
- Tenbury Wells Secondary
- Tenbury Wells Primary
- Ludlow Primary and Secondary and Sixth Form College.





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

□ □ □ Denotes restricted head height

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## Floorplans

House internal area 1,980 sq ft (184 sq m)

Outhouse internal area 118 sq ft (11 sq m)

For identification purposes only.

## Directions

Post Code WR15 8LL

what3words: ///voice.liver.delighted

## General

Local Authority: Shropshire Council

Services: Mains water and electricity, gas central heating and private drainage treatment plant.

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

Council Tax: Band D

EPC Rating: TBC

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

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

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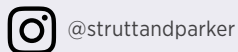
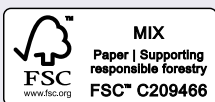
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