



SAMUEL WOOD

Iydene Woodgate Green, Knighton-On-Teme, Tenbury Wells, Worcestershire, WR15

Asking Price £600,000



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Knighton-On-Teme, Tenbury Wells, Worcestershire, WR15 8LX



- South facing detached country cottage
- Rural location away from main roads and neighbours.
- Popular rural village close to Tenbury Wells
- Delightful and good sized cottage gardens
- Garage block incorporating gym/home office
- Internal inspection essential

This 3 bedroom detached country cottage sits in a lovely rural setting away from main roads and surrounded by beautiful open farmland. The property enjoys a good sized south facing garden which is beautifully presented together with driveway parking, a garage block incorporating large single garage and a gym/ home office. Accommodation immaculately presented benefitting from oil fired heating and upvc double glazing includes: Entrance Hall, Living Room, Dining Room, Conservatory, upgraded Kitchen/Breakfast Room, Utility Room, First Floor landing, 3 Bedrooms and modern Bathroom. EPC rating E.



Woodgate green is a small hamlet in the parish of Knighton-on-Teme surrounded by beautiful rolling countryside. The popular town of Tenbury Wells is a short drive and has a good range of shopping, recreation and educational facilities. Accommodation at this delightful and immaculate detached cottage is fully described as follows

Front door opens into

Entrance Porch

Door then through into the

Living Room 16'6" x 13'10" (5.03m x 4.22m)

Having windows to both front and side. The front window enjoys a beautiful view across the garden and to surrounding countryside. There is a feature wooden fire surround with marble inset and electric fire fitted. Archway though to

Dining Room 11'9" x 10'5" (3.60m x 3.18m)

Having window to side, with a view over open farmland. 2 sets of doors opening into

Large Conservatory 15'7" x 9'2" (4.76m x 2.80m)

Taking in a lovely view over the gardens and surrounding countryside. The conservatory is of upvc construction with polycarbonate roof, tiled floor and double doors out onto paved seating area.

Kitchen / Breakfast Room 17'0" x 14'7" (5.20m x 4.46m)

Having 3 windows to both side and rear elevations. The kitchen is comprehensively fitted with a modern range of matching units with grey fronts with quartz worksurfaces, a central island with breakfast bar and a granite work surface and this incorporates a Neff 5 ring gas hob with extractor positioned above and 2 double ovens below. There is an integrated dishwasher and fridge, tiled floor and excellent fitted display shelves under the staircase.



Utility Room 9'6" x 8'9" (2.90m x 2.68m)

Having beamed ceiling, window to rear elevation, tiled floor, units matching that of the kitchen, heat resistant worksurface. Space and plumbing for washing machine, room for 2 further appliances and the Worcester oil fired boiler is housed here and heats domestic hot water and radiators.

First Floor Landing

With doors leading off to

Bedroom 1 16'6" x 10'4" (5.04m x 3.17m)

Having lovely aspect from its windows to both front and side elevations. There is a large fitted wardrobe with mirrored sliding doors and then 2 wardrobe cupboards both with hanging rails.

Bedroom 2 11'11" x 10'9" (3.65m x 3.28m)

Having windows to front and side elevations with this beautiful view. Excellent fitted wardrobe cupboards with mirrored sliding doors, hanging rail and shelves.

Bedroom 3 12'9" x 8'11" (3.89m x 2.72m)

Has window to side.

Bathroom 9'7" x 8'11" (2.93m x 2.73m)

Having window to side and a modern suite recently re-fitted to include a suite in white of wash hand basin with large vanity cupboard, wc, free standing bath with freestanding tap and shower attachment, separate shower cubicle with shower fitted with multi head and double doors into the airing cupboard housing the pressurised hot water cylinder and shelf.

Outside

The property sits in a lovely rural setting away from neighbours and roads and is accessed at the rear of the property onto a gravelled driveway providing parking for numerous vehicles. Here there is a detached garage block which includes, electrically operated shutter door into the garage having personal door to side, light and power fitted, access into loft space above and some useful storage with sliding doors and shelving. Further door then opens into a hobby room/gym or of course home office depending on buyer's requirements. Having window to frontage and extensive ceiling downlighters. The property sits on a good sized plot and grounds are beautifully presented with the larger garden sitting at the front of the house and is enclosed by mature hedging to both side and front elevations aiding privacy. There is a large, paved seating area off the conservatory and a raised composite summer lounge, ideal for summer dining/barbeques and included in the sale a wood fired oven. Much of the garden is laid to lawn with attractive flowering borders with an array of shrubs and plants. At the bottom of the garden is a gazebo. Off the garden views over adjoining farmland and to the surrounding hills can be enjoyed. There is then a second area of garden sitting to the side of the garage block, this is currently a productive kitchen garden and includes some raised beds, herb garden, good sized garden shed and a greenhouse with a compost area.

Services

Mains electricity, mains water, newly installed private drainage system, oil central heating, windows are upvc double glazed. There is bottled gas to hob. Broadband speeds - Basic 12 Mbps, Flood Risk – No Risk.

Local Authority

Malvern Council
Council Tax Band D





Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

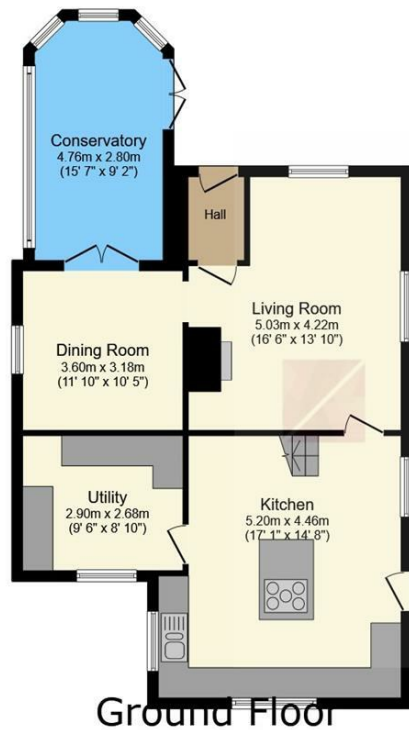
From Tenbury Wells proceed east on the A456, pass The Peacock Inn on your left hand side and continue pass the woodburning showroom on your left. After the wood burner showroom take the second turning on the left hand side, follow this road into Knighton-on-Teme past the ex-council houses on your right hand side, bungalows also on the right and a farm on your left and after a short distance the turning for the cottage will be found on the left hand side. What 3 Words for the property are
///stay.dictation.according







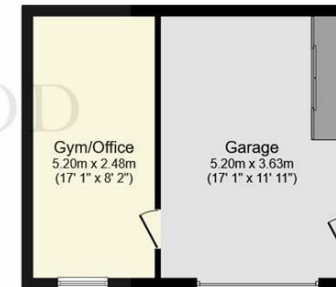
Floor Plans



Ground Floor
Floor area 77.8 m² (837 sq.ft.)



First Floor
Floor area 54.0 m² (582 sq.ft.)



Outbuilding
Floor area 32.0 m² (345 sq.ft.)

TOTAL: 163.8 m² (1,763 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk