

**Stewards Cottage
Berrington
Tenbury Wells
Worcestershire
WR15 8TJ**
Offers in the region of £440,000 Freehold

**MARY STONE
PROPERTIES**



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Fully renovated open plan three bedroom detached property set in the peaceful location of Berrington near the popular market town of Tenbury Wells. This home has far reaching views and extensive private gardens, having an array of windows thoughtfully situated to allow lots of natural light to enter the property and high quality interior and exterior finishings. The kitchen has integrated appliances, space for a dining table and a separate utility room, downstairs cloakroom as well as a shower ensuite and a further family bathroom on the first floor. There are two reception rooms providing versatile use as a living room and a dining area or a playroom/study.

The extensive gardens have a lovely southwest facing patio area, far reaching countryside views, enclosed fencing and hedged borders, a stone built outbuilding and good sized gravelled driveway parking. Private drainage (newly installed), LPG central heating (new boiler installation), fully double glazed (newly fitted), mains water and electricity. **Malvern Hills council tax Band D**

Entrance Hall 3' 7" x 11' 2" (1.1m x 3.4m)
radiator, space for coat and shoe storage

Cloakroom 3' 7" x 2' 11" (1.1m x 0.9m)
white wc, vanity wash basin, radiator

Second Reception Room 14' 1" x 9' 8" (4.3m x 2.95m)
open plan to the kitchen and living room, having flexible use such a dining area, fitted carpet, radiator, stairs lead to the first floor and a door opens to the rear patio area

Living Room 14' 5" x 10' 10" (4.4m x 3.3m)
fitted carpet, radiator, feature brick fireplace with a tiled hearth, windows to the side and rear elevation allow lots of natural light in, double patio doors open to the private patio area

Kitchen 9' 2" x 19' 8" (2.8m x 6m)
matching range of fitted wall and base units, wood block worktops, integrated Lamona appliances include, an electric oven, ceramic hob with a chimney style extractor over, integrated dishwasher, plumbing for a fridge/freezer, composite sink with a tower mixer tap, radiator, ceramic tiled flooring with

underfloor heating, two windows to the rear elevation

First Floor Landing

having an exposed beam, fitted carpet and a window to the front elevation

Bedroom One 14' 5" x 10' 10" (4.4m x 3.3m)
fitted carpet, radiator, sloping eaves and the dual aspect windows to the front and side elevations give you lovely open countryside views as far as Clee Hill

Ensuite Shower Room 7' 3" x 6' 7" (2.2m x 2m)
white wc, vanity wash basin unit, shower enclosure with a thermostatic shower having an overhead Rose head fitment and a body wash attachment

Walk In Cupboard

having a fitted carpet, overhead light and power points

Bedroom Two 7' 10" x 10' 2" (2.4m x 3.1m)
double room with a fitted carpet, radiator, sloping eaves, window to the rear elevation

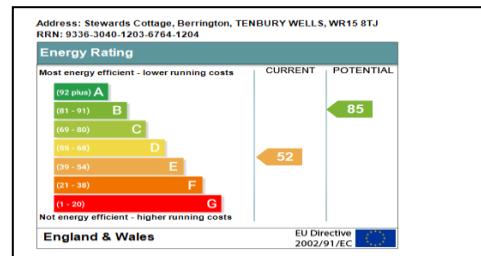
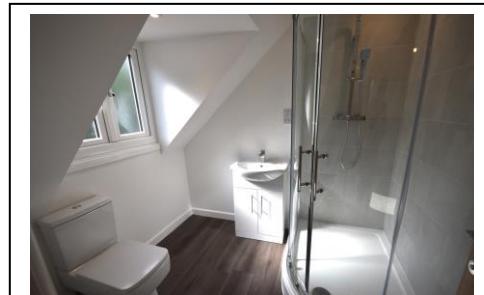
Bedroom Three 7' 10" x 10' 2" (2.4m x 3.1m)
double room with a fitted carpet, radiator, sloping eaves, window to the rear elevation

Family Bathroom 5' 11" x 6' 11" (1.8m x 2.1m)
white wc, vanity wash basin unit, bath with a thermostatic shower having an overhead Rose head fitment and a body wash attachment, bifold glass shower screen, radiator and extractor unit

Outside

having generous gravelled driveway parking and an access gate leads to the rear gardens, there is a patio area, stone built outbuilding and extensive gardens. The gardens have mainly hedged borders and gentle countryside views. There is an outside tap and security lighting.

- (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- (6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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