

**Chestnut View Cottage
Frith Common
Nr Tenbury Wells
Worcestershire
WR15 8JX**

**MARY STONE
PROPERTIES**



Offers in the region of £435,000 Freehold



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Lovely character detached cottage with four bedrooms set in the desirable village location of Frith Common, Nr Tenbury Wells.

Chestnut View Cottage has been extremely well maintained, enjoys the benefit of three log burning stoves and has spacious accommodation giving you a kitchen/diner, dining area and open plan living room, second reception room, utility room with WC and a south facing conservatory. On the first floor there are four double bedrooms, ensuite shower room and a family bathroom.

Outside there is generous driveway parking, gardens to the front and lawned gardens to the rear.

Running costs are reduced for this property as it has working solar panels, having oil central heating with a recently replaced Worcester boiler. Mains water, electricity and private drainage. Malvern Hills Council Tax Band F.

Frith Common is well serviced for schools having bus pickups for Tenbury Primary and Tenbury High School and Lindridge Primary School is close by.

Conservatory 13' 1" x 16' 5" (4m x 5m at widest point)

beautifully light south facing conservatory having tiled flooring and patio doors open to the front of the property

Kitchen/Diner 18' 4" x 14' 1" (5.6m x 4.3m)

country style fitted kitchen with laminate work tops, exposed beams, radiator and tiled flooring, having a useful under stairs cupboard and stairs rise to the first floor, Worcester oil central heating boiler

Utility room 7' 10" x 6' 3" (2.4m x 1.9m)

sink unit with a one and a half bowl stainless steel sink with laminate work top, space and plumbing for washing machine, space for tumble dryer, door opens to rear gardens, tiled flooring and radiator

WC 3' 7" x 5' 7" (1.1m x 1.7m)

wc, wall hung hand wash basin, extractor unit and tiled flooring

Living Room 16' 1" x 12' 6" (4.9m x 3.8m)

having a vaulted ceiling with exposed beams, dual aspect windows to side and rear elevation, fitted carpet, contemporary log burning stove, radiator and opening through to the formal dining area

Dining Area 13' 9" x 13' 1" (4.2m x 4m)

having wooden flooring and space for dining, stone chimney breast with a Villager log burning stove and a radiator

Second Reception Room 23' 0" x 9' 6" (7m x 2.9m)

fitted carpet and exposed beams, stone chimney breast with a Villager log burning stove, radiator and controls for the solar panels

Landing

fitted carpet, wall lights, access to loft space and radiator

Bedroom One 14' 5" x 9' 6" (4.4m x 2.9m)

double bedroom with a fitted carpet, radiator, exposed beams, two built in wardrobes and window to the front elevation

Ensuite Shower Room 6' 3" x 8' 10" (1.9m x 2.7m)

white wc, vanity wash basin, separate shower with an electric Triton shower and a built-in storage cupboard

Bedroom Two 9' 10" x 13' 9" (3m x 4.2m)

double bedroom with a fitted carpet, radiator and window to the rear elevation

Bedroom Three 10' 6" x 10' 10" (3.2m x 3.3m)

double bedroom with sloping eaves, fitted carpet, built in storage cupboard, window to front elevation

Family Bathroom 6' 11" x 8' 2" (2.1m x 2.5m)

white suite comprised of wc, pedestal basin, corner bath, chrome towel radiator and laminate flooring

Bedroom Four 10' 10" x 7' 10" (3.3m x 2.4m)

double bedroom, fitted carpet, radiator and window to the rear elevation

Outside

ample driveway parking, lawn to the front of the property and access to rear gardens having an open fronted log store, garden shed, outside tap and security lighting to the front elevation.



(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.

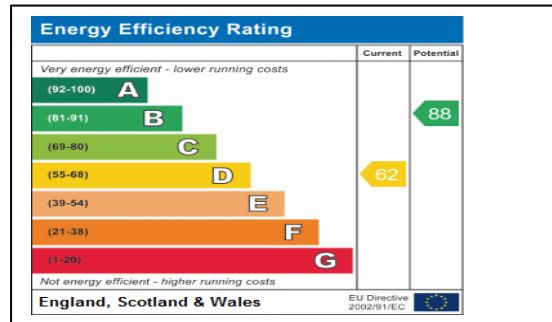
(2) These particulars do not constitute part or all of an offer or contract.

(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.

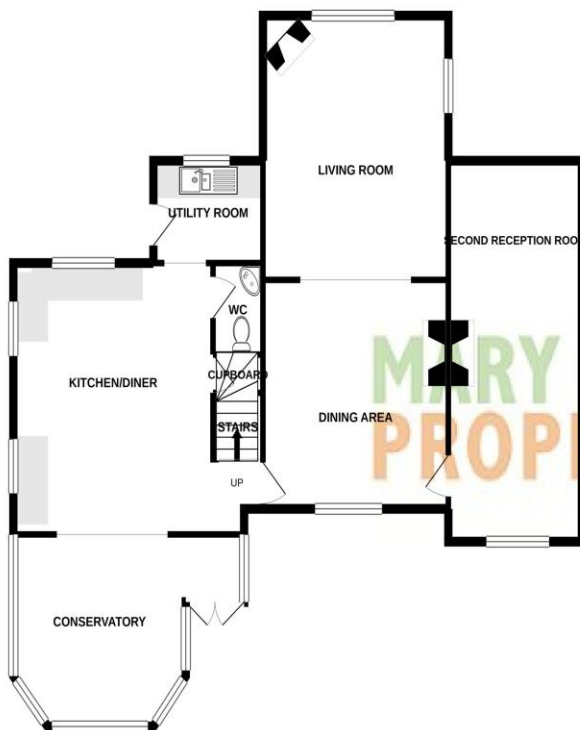
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(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
1083 sq.ft. (100.6 sq.m.) approx.

1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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