

**Oaklands
Worcester Road
Newnham Bridge
Nr Tenbury Wells
Worcestershire
WR15 8JA**

**MARY STONE
PROPERTIES**



Offers in the Region of £450,000 Freehold



4 Market Street, Tenbury Wells, Worcs WR15 8BQ
01584 819155 sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk

Fantastic five bedroom detached Georgian style property available now with No Onward Chain. Sitting in an elevated position enjoying beautiful far reaching views, having two reception rooms, kitchen/diner, separate utility, large pantry, family bathroom, ensuite and two further cloak rooms. Oaklands is surrounded by its own gardens in the midst of approximately three and half acres of its own land.

Entrance Porch 4' 3" x 5' 1" (1.3m x 1.56m)

a solid oak door leads to an entrance porch with windows to each side and having tiled flooring

Entrance Hallway 22' 4" x 13' 5" (6.8m x 4.1m)

a large impressive hallway with picture rails and original tiled fireplace, three radiators and glazed leaded windows to the front elevation

Living Room 31' 6" x 13' 9" (9.6m x 4.2m)

with a feature leaded glazed bay window to the front elevation with beautiful countryside views, further windows to the side and rear of the property allow lots of natural light to flood into this room, fireplace with a wooded surround,

Dining Room 16' 9" x 15' 9" (5.1m x 4.8m)

spacious room with window to the front elevation have gentle country views, feature fireplace with a stone surround, ample power points and tv aerial point

Cloakroom 4' 9" x 8' 10" (1.46m x 2.68m)

wc, pedestal basin, windows to the rear elevation, radiator, understairs storage cupboard

Kitchen 14' 5" x 11' 5" (4.4m x 3.48m)

fitted base units with laminate worktop, stainless steel sink and drainer, electric cooker, oil fired Rayburn, window to rear elevation. door to pantry

Pantry 9' 6" x 7' 0" (2.9m x 2.14m)

slate worktops, ample shelving, hooks to ceiling, quarry tiled floor, power points and light fitting

Utility Room 10' 9" x 9' 10" (3.27m x 3m)

Worcester floor standing oil central heating boiler, plumbing and space for a washing machine, tumble dryer, Belfast sink and a useful storage cupboard

First Floor Landing

two radiators and access to loft space

Master Bedroom 14' 1" x 20' 8" (4.28m x 6.3m into bay window)

spacious bedroom with leaded glazed bay window to the front elevation and having beautiful far reaching views

Ensuite Shower room 13' 5" x 10' 11" (4.08m x 3.32m)

wc, two pedestal basins, separate shower enclosure, airing cupboard with hot water tank

Bedroom Two 15' 11" x 17' 7" (4.84m x 5.35m into bay window)

with a leaded glazed window to the front with beautiful views, two radiators, pedestal basin

Bedroom Three 13' 7" x 12' 6" (4.13m x 3.8m)

pedestal basin, leaded glazed window to the front elevation, radiator

Bedroom Four 10' 10" x 10' 8" (3.31m x 3.25m)

radiator, pedestal basin and window to the rear elevation

Family Bathroom 9' 10" x 8' 6" (3m x 2.6m)

wc, pedestal basin, bath with shower fitting, built in cupboard with slatted shelving

Bedroom Five/Study 10' 6" x 7' 1" (3.2m x 2.15m)

fitted carpet, radiator and window to the rear elevation

Cloakroom

wc and wash hand basin

Outside

surrounded by its own gardens and in approximately three and half acres of land. Oaklands has a sweeping driving entrance to give you ample parking and turning areas. The landscaped patio area in front of the property is in an elevated position and gives you lovely far reaching countryside views. To the rear there are lawned areas and the potential in this property is unlimited.

Outbuildings

To the side of the property there is a detached brick built building ideal as a coal store and provides additional storage. There is a double garage with concrete flooring and an attached workshop.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

TENURE: The property is of Freehold Tenure.

(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.

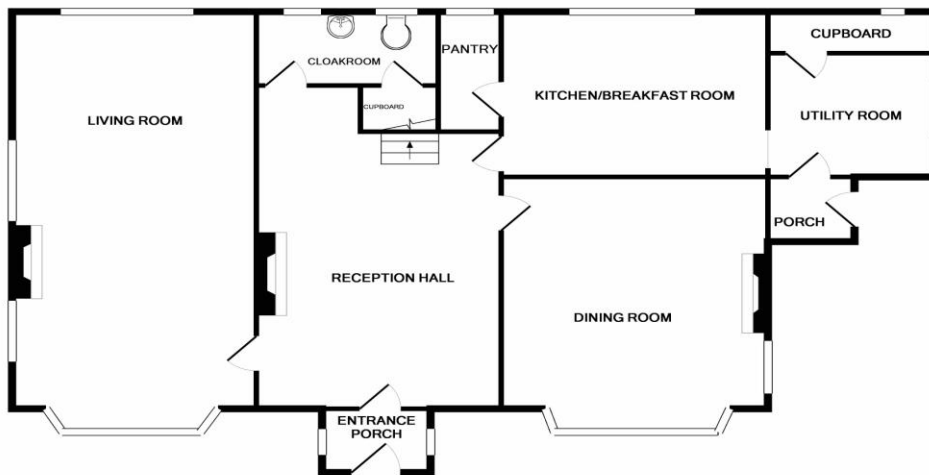
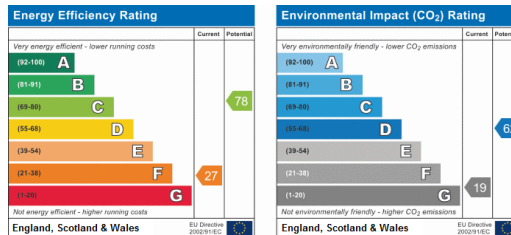
(2) These particulars do not constitute part or all of an offer or contract.

(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.



1ST FLOOR
APPROX. FLOOR
AREA 1453 SQ.FT.
(135.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2934 SQ.FT. (272.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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