



2 The Willows, Tavern Lane, Newnham Bridge, Tenbury Wells, WR15 8LR

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FOR SALE

Offers Over £500,000



2 reception
rooms



6 bedrooms



3 Bath/Shower
rooms



Rear Garden



SPECIFICATION

- An Impressive New Build Detached House
- 6 Bedrooms, 3 Bathrooms & Open Plan Living
- Generous Gardens, Double Garage & Parking
- Fabulous Rural Location with Wonderful Countryside Views
- Contemporary Design
- Internal Inspection A Must

ACCOMMODATION

2 The Willows is an impressive executive style detached family home with accommodation over three floors. The first floor accommodation comprises four double bedrooms with impressive master bedroom en-suite with bedroom two also benefitting from an en-suite shower room. From the first floor landing there is access to an independent family bathroom and a staircase leading to the second floor which offers two further generous bedrooms. An attractive entrance hall gives access to the first reception room to the front of the property, ideal for a second sitting room/snug, separate dining room or home office. The main living area is situated to the rear of the property with a particularly impressive open plan kitchen, dining and living space with a fully fitted contemporary kitchen with integral appliances, separate dining space and further living area with a focal point of an exposed brick fire place with solid fuel burning stove. Two French doors open out to the rear gardens and onto an initial large paved terrace.



OUTSIDE

To the front of the property is a generous expanse of hard standing providing off road parking for a number of vehicles with access to the integral garage and further gated access to the impressive rear garden.

The rear garden has a fabulous initial raised, paved seating terrace with wooden panel fencing to either side with steps down leading to a further generous level lawned garden, fully enclosed and offering a good degree of privacy with fabulous rural and countryside views beyond. The quality and size of this impressive detached family home is evident with the modern contemporary way of living offering plenty of space and flexibility in this fabulous south Shropshire setting.

The garage has electrically operated up and over doors, power and light.



LOCATION

Located in the outstanding Teme Valley, Newnham Bridge is a pretty village on the outskirts of Tenbury Wells and this excellent development is very well positioned for the local towns of Tenbury Wells, Ludlow, Cleobury Mortimer, Kidderminster and the cathedral city of Worcester.

Tenbury Wells offers excellent shopping and leisure facilities, being a stone's throw away from the medieval town of Ludlow and Worcester. Tenbury Wells is an attractive market town situated in the north west of Worcestershire. The River Teme, runs along the edge of the town and separates Worcestershire and Shropshire with the Herefordshire border less than a mile away. Tenbury Wells offers a wide variety of recreational and shopping amenities from locally owned traders including a fish monger, butchers, delicatessen, hardware shop, cafes, restaurants, bars, doctors surgery, dentists, library, post office, hairdressers, beauty spas and gift shops. Tenbury Wells also benefits from swimming baths, theatre, bowling Green and tennis courts. Local Nursery, Tenbury Primary and Tenbury High School are all within walking distances. These properties offer a fantastic option for those who are seeking the perfect work life balance between town living and country living.

Plot 2, The Willows, Tavern Lane

Approximate Gross Internal Area = 287.2 sq m / 3091 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



DIRECTIONS

Proceed out of Bewdley along the A456, signposted Tenbury Wells. Continue through the villages of Callow Hill & Mamble. Upon entering Newnham Bridge at the "T" Junction, turn right signposted Tenbury Wells A456 and then take first right again signposted Bickley/Knighton-on-Teme. Continue along this road for a short distance and turn left onto Tavern Lane where The Willows will be found as indicated by the Halls for sale board.

SERVICES

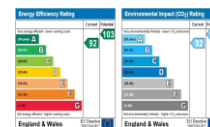
Mains water, electricity, drainage and gas energy efficient Air Source Heat Pumps with underfloor heating to the ground floor are understood to be connected. The property further benefits from solar power. There is also attractive multi-fuel burning stoves and integral appliances within the contemporary fitted kitchens. None of these services have been tested..

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with vacant possession upon completion.



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