



Chestnut View Cottage, Frith Common, WR15 8JX  
Guide Price £550,000

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# Chestnut View Cottage

## Frith Common,

We are pleased to offer to the market this stunning detached cottage in the lovely Frith Common, which has been comprehensively refurbished throughout to a very high standard of finish. The property offers driveway parking for a number of vehicles as well as lovely gardens to the front and rear.

- Detached period cottage
- Four bedrooms
- Two bathrooms
- Four receptions
- Large gardens
- Driveway parking

### Material Information

**Guide Price** £550,000

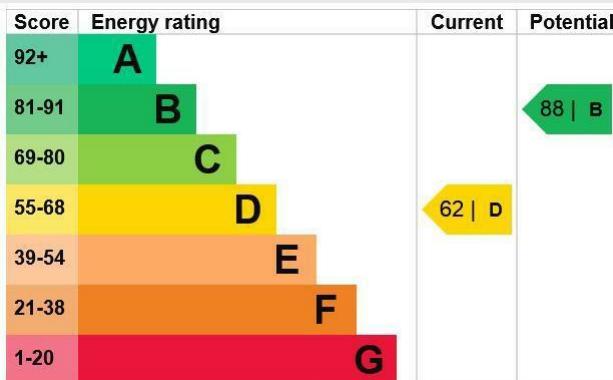
**Tenure:** Freehold

**Local Authority:** Worcestershire

**Council Tax:** E

**EPC:** D (62)

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Please note that the dimensions stated are taken from internal wall to internal wall.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1892.93 ft<sup>2</sup>  
175.86 m<sup>2</sup>

Reduced headroom  
11.29 ft<sup>2</sup>  
1.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Based in the lovely Frith Common is this detached cottage that has been thoughtfully extended and renovated throughout to offer a genuinely flexible layout to the accommodation all finished to a very high standard.

## Description

This very attractive property has a front entrance porch that is almost fully glazed which lets lots of light flood into the hallway. To the left is the kitchen that has been fitted with a stunning range of base and wall units in a pale grey shaker style as well as a good sized central island all with Quartz work surfaces. There is an inset induction hob, stainless steel sink as well as an integrated dishwasher and fridge freezer, together with a combination microwave/oven and a second oven. With a double aspect to the side and rear the room is very light and is semi open plan to the stunning garden room on the front of the cottage that is currently used as the main dining space, which has a pair of doors opening to the front garden. Off the rear of the kitchen there is a cloakroom and the utility room (with space for a washing machine and tumble dryer) that houses the central heating boiler and also doubles as the boot room for coming in from the rear garden. Off the hallway you enter the main reception room through a semi-open timber framed partition and the room has the exposed timber frame. This room runs from the front to the back of the house and is a wonderful entertaining space as it is partially separated, the front being used as a dining room with a stone built fireplace with wood burner and the rear as a seating area. Beyond the main reception room there is an additional large reception currently used as a music room. On the first floor there is a lovely master bedroom with views over the front garden, with fitted wardrobes with sliding mirrored doors and a stunning en suite with a walk in shower complete with rain-shower head. There are three further well proportioned double bedrooms and the family bathroom has a corner bath.

## Garden

The property offers ample driveway parking for a number of vehicles and the very spacious makes the most of the southerly aspect making it a veritable sun trap. There is a large area of lawn and raised beds that wrap around the patio seating area. There is access down both sides of the property with a rear lawned garden as well as a small seating area in front of a timber summer house.

## Services

Mains electricity, oil fired boiler, mains water and a septic tank.

Council Tax Band E (Shropshire County Council)

## Location

Frith Common is a small village located in Worcestershire on the northern side of the Teme Valley and a little over 7 miles from the highly regarded market town of Tenbury Wells and 12 miles from Kidderminster. There are many public footpaths in the locality all readily accessible from the property.

## DIRECTIONS

Leave Ludlow and take the A 49 towards Leominster after approx 3 miles turn left opposite the Salway Arms A456 towards Kidderminster, continue straight onto A443, after approx 5 miles turn left towards Frith Common and the property will be found on the left hand side on the brow of the hill.



