



Ham Bridge House

Worcester | Worcestershire | WR6 6DU



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A much loved quintessential historic Grade II Listed timber framed country residence that has undergone a complete restoration programme in recent years, from its foundations up through to the roof, and wonderful re-landscaped gardens too. Deceptively behind the old timber frame structure is now an environmentally sustainable home with a low carbon footprint, allowing the new custodians simply to maintain and enjoy this truly wonderful home.

Location.

The neighbouring village of Shelsey Beauchamp is one of the most beautiful parts of the lower Teme Valley, situated high above the valley of the River Teme with glorious views across to Herefordshire and The Malverns. The village of Clifton-upon-Teme provides an extensive range of amenities to include a post office and store, two public houses, village hall, church, junior school and nursery.

Worcester is approximately 10 miles away sitting majestically on the River Severn, enjoying the Worcester Cathedral as its backdrop. A vibrant city with a great selection of high street shops and brands. With Worcester train stations which have direct lines to Cheltenham, London, Birmingham and Oxford.

Worcester – London Paddington – 2hrs 5 minutes - Direct

Worcester – Birmingham – Approximately 1 hour

Worcester – Oxford – Approximately 1 hour.

The property lies within the catchment of the highly regarded





Chantry School at Martley.

In the independent sector, just a short drive away is Abberely Hall preparatory school and in Worcester, Kings school and RGS.

Ground floor accommodation:

There are several entrances into the property for convenience. The rear stable door leads into a large utility area which features hand-made wooden storage solutions, "Mandarin Stone" sink. A 'Fired Earth' terracotta floor which runs through into the kitchen.

The inviting family kitchen has an array of bespoke base units and oak wood work surfaces, with space for appliances, double aspect windows making this a lovely bright room which is a perfect space for family entertaining or cosy dinners.

A door leads into the dining room which is a wonderful space to appreciate the marvellous character of this property. There is an abundance of original features including beams to the ceiling an impressive stone inglenook fireplace with beamed mantel above, with evidence of the original bakers oven which leads through into the downstairs cloakroom.

A staircase leads up to first floor accommodation. The beautifully rich oak flooring adds an extra warmth to this lovely room and extends down steps into the sitting room.

Original features flow through into the sitting room which has beams to the ceiling and a "Chesney" log burning stove is encased in a stone fireplace, is also a centre piece for the room.

An original door leads into the rear sitting room with beamed ceilings and benefits from a further log burning stove and inglenook fireplace with oak mantel over.

First floor accommodation:





The majestic master bedroom with a “Narnia” en-suite has characterful beams, handmade storage and hidden doors which lead into the lovely bathroom, which has double sinks, stand-alone bath and separate shower and "Marlborough" crackle glazed tiles.

The landing leads to four further 4 bedrooms and separate shower room.

Outside:

Beautifully landscaped garden and grounds, offering peace and privacy. Featuring beautiful weeping willows, Himalayan birch and a spellbinding hand built 4 weir stream which is an tributary to the River Teme. There is a large wooden garage/workshop with mezzanine storage, log store which is believed to be an original toll house for Ham Bridge. There is ample parking.

Services:

- Bio mass pellet system to provide heat and water (winter)
- Solar panels providing heat and water (summer)
- Bio-digester sewage system

Important Note to Purchasers:

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Please note that viewings are strictly by appointment only on 01905 691043

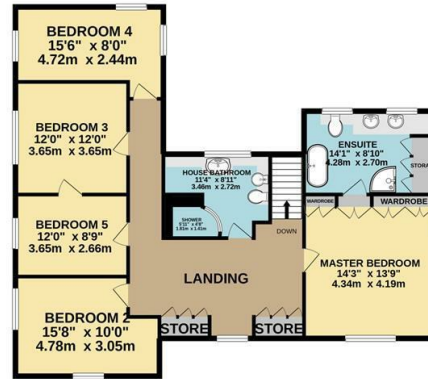




GROUND FLOOR
1697 sq.ft. (157.7 sq.m.) approx.



1ST FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 2939 sq.ft. (273.0 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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