



Tilterdown, Pensax Common, Stockton Worcester WR6 6XN

G HERBERT
BANKS

EST. 1898

Tilterdown, Pensax Common, Stockton, Worcester WR6 6XN

- A rural idyll in north west Worcestershire.
- A very charming country property in a beautiful unspoilt setting with significant Eco credentials.
- Approximately 3.609 acres.

Situation

Tilterdown is situated just outside the very popular village of Pensax. The village has the delightful 1832 St James Church, the handsome Pensax Court and The Bell Inn public house.

A substantial range of amenities can be found in the nearby villages of Clows Top, Abberley and Great Witley including Post Offices, General Stores, Primary Schools, a Doctors Surgery in Great Witley, the much sought after Chantry Secondary School in Martley. There is a bus service to the Chantry School and Lacon Childe School in Cleobury Mortimer.

The glorious surrounding unspoilt countryside provides many rewarding walks and leisure pursuits. There is a regular rail connection to Birmingham and Worcester from the Wyre Forest town of Kidderminster and there is M5 motorway access via junction 5 at Wychbold and junction 6 north Worcester.

Description

A rare opportunity to acquire a truly wonderful country home. It is understood that the original cottage is early Victorian in origin, probably built around 1850. It has been substantially extended to provide character, double glazed accommodation. There is underfloor heating in the sitting room, reception hall and dining room together with fast fibre broadband.

An oak entrance door leads to the reception hall with tiled floor and exposed stone walls. There is a cloakroom off. The charming sitting room has a vaulted ceiling, twin double glazed doors to the rear terrace and a Stovax wood burning stove.

There is a separate L shape dining room with painted brick fireplace (non functional), Glazed cabinet and timbered ceiling.

The nicely fitted kitchen has a range of floor and wall cabinets, Corian work surfaces, freestanding electric range cooker, Siemens dishwasher and large shelved pantry cupboard. There is an adjoining breakfast room with an attractive aspect over the garden together with a laundry.

Also on the ground floor is an inner hallway leading to a useful study, ground floor double bedroom with two double glazed doors and window to deck and shelf linen cupboard. The bathroom is very well appointed with a substantial rolltop bath with mixer tap, large twin head shower cubicle.

The first floor provides three bedrooms (two interconnecting) and an attractive wet room.

Outside

Tilterdown is approached over a long driveway terminating in a gravelled hardstanding area to the front of the house with electric charging point. There is a brick and tiled front outbuilding with battery for solar power and lighting. A paved path with raised shrubbery border with dwarf brick wall and gravel area continues to the side of the house with banked shrubbery beds.

Lying immediately to the rear of Tilterdown is a splendid south facing brick paved terrace with timber pergola with sails and continuation of the gravel area. A lawned area provides a variety of specimen trees which are found throughout to include blackcurrant, gooseberry, plum, cherry cox apple and damsons. There are raised well stocked brick beds and an excellent range of outbuildings. These include a charming summer house, larger timber workshop with power and lighting, potting shed, open fronted wood store with adjacent composting area. A further large timber storage shed.

The expansive and much loved polytunnel has four raised beds and a productive vine. There are four raised beds to the rear of the polytunnel.

A charming paddock with grass path and good sized poultry run. A particularly attractive view is enjoyed from the top part of the paddock over the surround valley.

On the eastern elevation of Tilterdown there is a lawned area with trees including a variety of fruit trees, cold water tap, a timber deck wrapping around the eastern elevation of the house. There is a further lower area of ground.

GENERAL INFORMATION

Agent Notes

The present owners have given significant thought to the Eco credentials of the house. The substantial solar panels attract the sun with a newly fitted converter which gives them £250 per calendar month for the next ten years and an RHI grant which is £100 for the next two years. The static panels were added in November 2024 and could provide further income. Heating is provided by an air source heat pump and there is an electric charging point. Please note several public footpaths run through the curtilage of Tilterdown.

Energy Performance

Current Rating: 82B

Potential Rating: 102A

Carried out: 28 October 2019

Services

Mains electricity and water, heating via air source heat pump. Private drainage to a treatment plant.

Local Authority

Malvern Hills District Council – 01684 862151

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

By Appointment via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

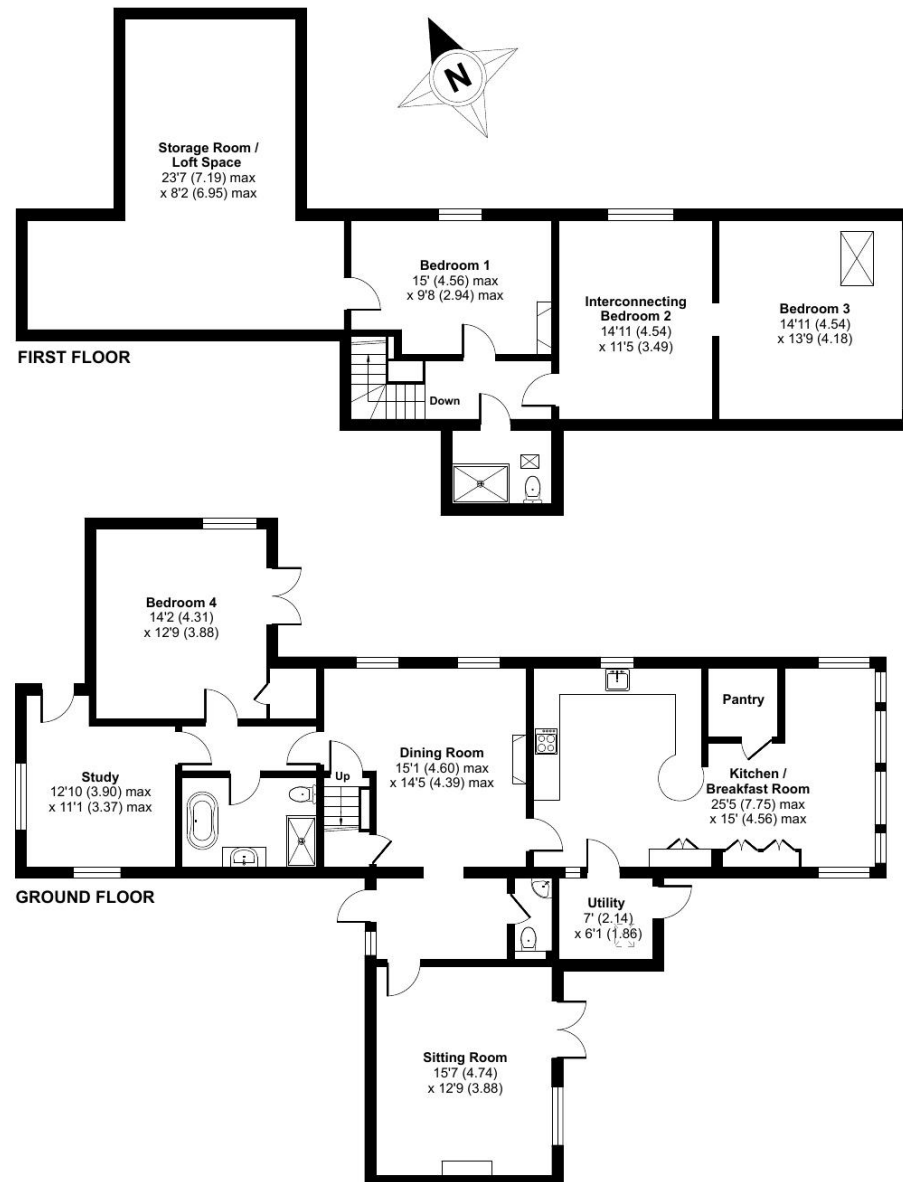
What3words ///pampered.wimp.tame



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Approximate Area = 2437 sq ft / 226.3 sq m

For identification only - Not to scale





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