



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

SHORTLANDS

DARBYS GREEN, KNIGHTWICK, WORCESTER, WR6 5PU

GUIDE PRICE

£350,000



**A DETACHED DORMER BUNGALOW WITH AN ATTACHED ANNEXE
REQUIRING MAJOR STRUCTURAL WORK/RE-BUILDING
SET IN 0.57 ACRE (TBV) OF ESTABLISHED GARDENS**

AND ENJOYING GLORIOUS VIEWS ACROSS THE VALLEY FROM ITS SEMI ELEVATED SETTING.

- | | | |
|--------------------------|-------------------------------------|-------------------------------|
| • KITCHEN/BREAKFAST ROOM | • MASTER BEDROOM WITH ENSUITE | • ATTRACTIVE TERRACED GARDENS |
| • TWO RECEPTION ROOMS | • TWO FURTHER BEDROOMS AND BATHROOM | • DETACHED DOUBLE GARAGE |
| • UTILITY ROOM AND WC | • ANNEXE WITH TWO BEDROOMS | • AMPLE DRIVEWAY PARKING |

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APPROXIMATE DISTANCES (MILES)

Knightwick – 0.5, Bromyard – 6, Worcester – 9, Malvern – 10, M5 J7 – 11, Ledbury – 15, Tenbury Wells – 17, Hereford – 20, Birmingham – 40.

DIRECTIONS

From St Johns, Worcester head west on the Bromyard Road/A44 and at the roundabout take the 3rd exit to stay on the A44 signed Leominster/Bromyard. Proceed for 6 miles and the driveway to the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Shortlands is situated in an accessible rural location in Darbys Green, and from its semi-elevated setting looks out across the meadows flanking the River Teme to the south, with hills beyond and behind, and numerous footpaths on the doorstep for exploring the picturesque local area. The property is within 0.5 mile of Knightwick village which has a popular butchers, public house and doctors' surgery. Worcester city centre is just a short drive away. The property is within the catchment areas for the highly regarded Broadwas C of E Primary School and The Chantry (High) School. There are several excellent private schools in the locality including The King's School and RGS in Worcester, The Elms in Colwall, Malvern College, and Hereford Cathedral School, and transport to these schools is available locally.

Shortlands is a substantial detached dormer bungalow constructed circa 1930 of rendered brick elevations under a tiled roof, with a later single storey attached annexe extension. The property is set in extensive grounds of about 0.57 acre (tbv) which incorporate established terraced gardens, brick block paved driveway parking and a detached double garage/store. The property offers the scope to create a very comfortable family home, with the opportunity for multi-generational living with the attached annexe, or the potential to generate some income from letting it out as a holiday let, Airbnb or on a more permanent basis. The property benefits from UPVC framed double glazing throughout and oil fired central heating with a Worcester boiler. **The property has major structural issues with evidence of cracking and clay shrinkage subsidence throughout, therefore the property is suitable for cash buyers only with the budget to take on the costly remedial works or potentially re-build (subject to the necessary permissions), and is offered for sale at an attractive guide price with no upward chain.**

ACCOMMODATION

The inset porch has a part glazed door opening into the entrance hall which has a cloakroom at one end with a pedestal basin and wc. The dining room and dual aspect sitting room are both generously proportioned and the latter has an electric coal effect fire on a tiled hearth. The kitchen/breakfast room has a range of light wood fitted units incorporating a sink/drain, a Rangemaster multi-fuel range cooker with an extractor hood over, an integral dishwasher, a freestanding Bosch American fridge/freezer, and French doors open out onto the garden. The utility room has light wood fitted units incorporating a stainless steel sink/drain, with plumbing for a washing machine, space for a tumble dryer and fridge/freezer, housing for the Worcester Greenstar Heatslave II 25/32 oil fired boiler, and with a part glazed door to the back hall, which has an access door through to the annexe and also has a part glazed door opening onto the parking area.

There are two double bedrooms on the ground floor, along with a family bathroom with a bath, low profile large shower enclosure with a thermostatic shower, a glass vanity unit with twin hand basins, a wc and heated towel rail.

Stairs from an inner hall with two understairs store cupboards rise up to a very spacious first floor loft bedroom which has eaves storage cupboards, and an ensuite with a thermostatic shower, pedestal basin, wc, heated towel rail and walk-in storage alcove with a hanging rail.

ANNEXE

A part glazed door opens into the entrance hall which has an airing cupboard with an immersion tank, plumbing for a washing machine, and also a door to the back hall of the main property. The kitchen has pine fitted units incorporating a sink/drain, space for a cooker with an extractor hood over, space for an undercounter fridge, and a larder cupboard. The living room has French doors opening onto the garden. The double bedroom and a second single bedroom are serviced by a shower room with a Mira electric shower, pedestal basin and wc.

OUTSIDE

A sweeping gated driveway flanked by stone walls and mature shrub borders leads up past the double garage to a large brick block paved parking and turning area. The double garage (19'5" x 16') is constructed of rendered block elevations under a tiled roof, with an up and over metal garage door, power, light, a side door, and has an additional stoned parking area to the front with steps up to a lawn with shrubs, an open fronted attached log store against the rear elevation (16'2" x 4'6"), and a sheltered stoned area to the north with a lean-to open sided covered drying area.

Paths lead around the side of the property to the main expanse of garden which is terraced and extends mainly to the south and west, and incorporates a raised patio seating area and al fresco entertaining area, attractive and established shrub and flower beds and borders, lawns, a greenhouse and timber garden shed. The bungalow and garden are well screened from the road by mature trees and hedging.

SERVICES

Mains water and electricity are connected.

Private drainage – septic tank.

Oil fired central heating.

Bottled gas to range cooker.

STRUCTURAL REPORT

A Structural Appraisal Report commissioned by the Vendors in January 2026 provides comment on the cracking and clay shrinkage subsidence at the property – further information is available upon request from the Agents.

DRAINAGE REPORT

A Foul Drainage Compliance Report was commissioned by the Vendors in June 2026 and the sewage system is deemed to be compliant with the 2020 General Binding Rules – further information is available upon request from the Agents.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

Shortlands - Council Tax Band E

Annexe - Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2391-2650-2926-4281>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

ANTI-MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

www.nickchampion.co.uk

what3words: ///lakeside.bookshelf.lifeboats

Photographs taken on 29th May 2026

Particulars prepared June 2026

Particulars updated: 31st July 2026 and 25th September 2026

Flood Risk (Checked on 10.06.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Surface water: Very Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 10.06.26)

O2, Three and Vodafone: Good outdoor and in-home

EE: Good outdoor

Broadband Availability (Checked on Ofcom: 10.06.26)

Standard: 17 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 50 Mbps (highest download) / 8 Mbps (highest upload)

Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)



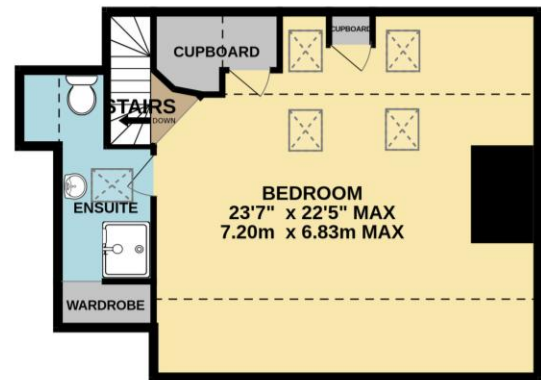






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



GROUND FLOOR

N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.