



## Epping Lodge Hastings Pool Malvern, WR14 3QL

Situated in a prestigious location, winning a design award when built in 2008 and is located within an exclusive cul de sac of only four other properties. Epping Lodge is an executive detached home located in Hastings Pool, Malvern. This stunning property boasts an architectural feature of an open plan landing above the Reception Hall, two spacious reception rooms, a large breakfast kitchen with utility room, four well-appointed bedrooms, two with en suite facilities and a further family bathroom.

Epping Lodge also offers ample off road parking along with an integral large garage and a pleasant, south facing enclosed garden. Offered for sale with no onward chain and vacant possession, viewing is via the Agents.

**Guide Price £750,000**

# Epping Lodge Hastings Pool

Malvern, WR14 3QL



Hastings pool is a private cul-de-sac of just four houses, situated in the former garden of the 18th century, Grade II Listed, Barnards Green House, linked to Sir Charles Hastings. Built by Hagley Homes in 2008, Epping Lodge is situated in a quiet location, within walking distance of Barnards Green. Great Malvern's station, theatre, schools and shops are also close by.

## Reception Hall

Double glazed door opens into the Reception Hall, with wood flooring, radiator, with an open plan landing above. doors to the Breakfast Kitchen, Sitting Room, Dining Room and Cloakroom. Door to the Garage and an additional store cupboard.

## Breakfast Kitchen

20'4" x 11'5" (6.2m x 3.5m)

The Breakfast Kitchen is comprehensively fitted with a range of oak base and eye level units with granite work surfaces and under mounted stainless steel sink with mixer tap.. Belling Range Cooker with five burner gas hob, stainless steel splashback and extractor canopy above. integrated dishwasher and space for an American style fridge freezer. Spotlighting, tiled flooring, radiator and double glazed windows to both rear and side aspects.

within the Kitchen is ample space for a breakfast table and chairs and a further door leads off to the Utility Room.

## Utility Room

8'10" x 5'6" (2.7m x 1.7m)

With the continuation of the tiled flooring, space and plumbing for a washing machine, base level units with working surfaces above and under unit sink with mixer tap. Radiator and door opening s to the side of the property.

## Dining Room

13'5" x 12'1" (4.1m x 3.7m)

A large sunny room, with double glazed box window with French doors opening to the rear garden. Radiator, coving to ceiling and double doors open into the Sitting Room.

## Sitting Room

20'4" x 13'5" (6.2m x 4.1m)

A splendid, light room with double glazed windows to the front and side aspects and double glazed French doors opening to the rear garden. Coal effect gas fire with hearth and surround, two radiators and coving to ceiling. Double doors lead to the Dining Room.

## Cloakroom

Fitted with a white suite comprising pedestal wash hand basin and concealed cistern low flush WC. Part tiling to walls, radiator, tiled flooring and obscured double glazed window to the rear aspect.

## First Floor

From the Reception Hall, the staircase rises and returns to the First Floor Landing, with radiator and Velux window. Doors to all Bedrooms, Family Bathroom and door to the Airing Cupboard housing the hot water cylinder.

## Bedroom One

15'1" x 13'5" (4.6m x 4.1m)

With dual aspect double glazed windows to the side and rear providing beautiful views over rooftops and towards the Malvern Hills. Built in wardrobes, radiator and coving to ceiling.

Door to En-Suite Shower Room.

## En-Suite Shower Room

Fitted with a modern white suite comprising, corner shower cubicle with glazed sliding doors and tiled walls. Pedestal wash hand basin with mixer tap and concealed cistern low flush WC. Chrome heated towel rail, tiled flooring, spotlights and extractor to ceiling. Obscured double glazed window to the side aspect.

## Bedroom Two

13'5" x 11'5" (4.1m x 3.5m)

With fitted wardrobes, double glazed window to the rear aspect and coving to ceiling. Radiator and door to En-Suite Shower Room.

## En-Suite Shower Room

Fitted with a modern white suite comprising corner shower cubicle with glazed sliding door and tiled walls. Concealed cistern low flush WC and pedestal wash hand basin. Chrome heated towel rail and tiled flooring. Spotlights and extractor to ceiling and obscured double glazed window to the side aspect.

## Bedroom Three

14'1" x 12'1" (4.3m x 3.7m)

With double glazed windows to the front and side aspects, radiator and spotlights and coving to ceiling. Access to loft space via hatch.

## Bedroom Four

13'5" x 8'6" (4.1m x 2.6m)

Two double glazed windows to the rear aspect. Radiator.

## Family Bathroom

The Family Bathroom is fitted with a white suite comprising, pedestal wash hand basin, concealed cistern low flush WC and panelled bath with mixer tap, shower attachment and glazed screen. Full tiling to walls and floor, chrome heated towel rail, spotlights and extractor to ceiling. Velux window.

## Large Garage

18'0" x 12'5" (5.5m x 3.8m)

Accessed from the ample driveway, the Double Garage benefits from an electric roller door , double glazed windows to the rear and side aspects and wall mounted Worcester gas boiler. Light, power and wall mounted electric fuse board.

## Outside

To the front of the property is ample driveway providing off road parking for several vehicles and bounded with a well stocked shrub border. Gated side access leads to the rear garden.

To the rear of the property is a substantial paved patio adjoining the property, the perfect space for sitting and enjoying the garden. The generous south facing rear garden is predominantly laid to lawn with timber fencing with a paved pathway leading to the gated side access. Outside lighting and tap.

## Council Tax Band

We understand that this property is council tax band G.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

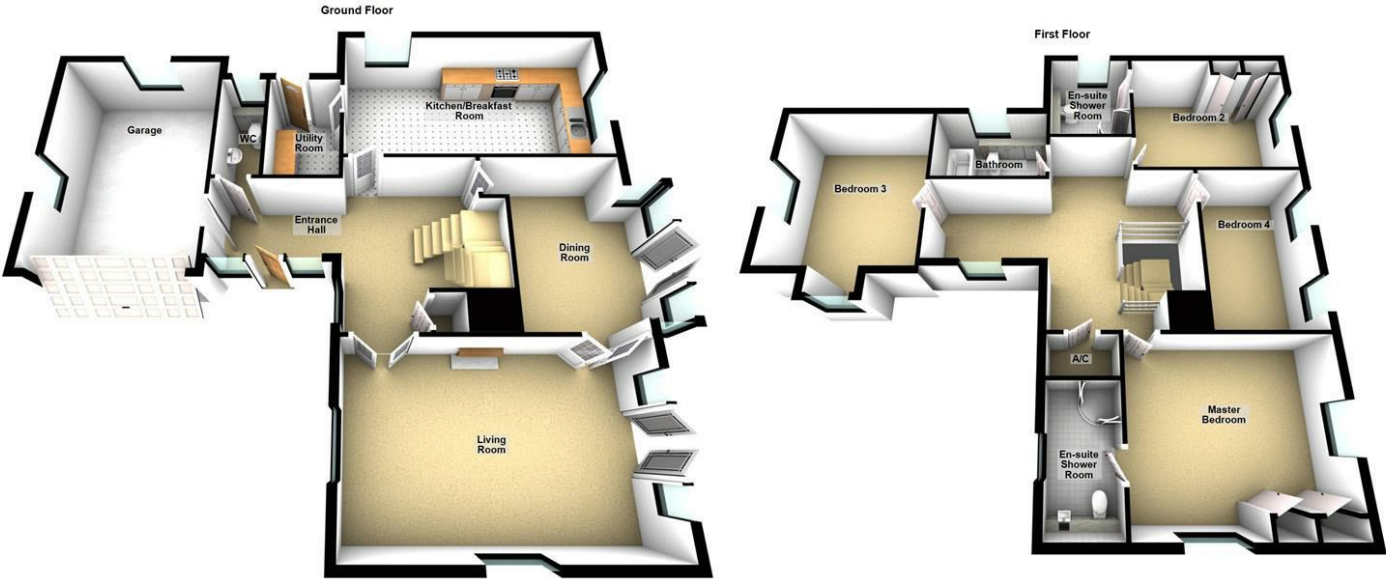
## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/uwE8RrwhSho>





Floor Plan



Epping Lodge, Hasting Pool, Malvern

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---|--|--|---|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  |  | (92 plus) A   |  |  |
| (81-91) B                                   |  |  | (81-91) B   |  |  |
| (69-80) C                                   |  |  | (69-80) C   |  |  |
| (55-68) D                                   |  |  | (55-68) D   |  |  |
| (39-54) E                                   |  |  | (39-54) E   |  |  |
| (21-38) F                                   |  |  | (21-38) F   |  |  |
| (1-20) G                                    |  |  | (1-20) G  |  |  |
| Not energy efficient - higher running costs |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales   |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC   |  |  |