



PLUM TREE HOUSE

MORGAN
APS
SALES & LETTINGS

PLUM TREE HOUSE

Walwyn Road, Colwall, Malvern. WR13 6QE

*An exceptional home deserves
an exceptional setting*

Embrace contemporary living at the centre of Colwall in this architect designed house featuring striking design and a wrap-around garden. Light pours in through the many windows, giving the accommodation a relaxed and airy feel.

Greet your guests in the large hall which leads straight into the equally impressive 28' x 30' kitchen/dining room. There's a large living room with a wood burner and bi-fold doors onto the lawned front garden. Upstairs, there are four bedrooms and three bathrooms.

The outside space is the icing on the cake with a detached garage block (plus store room over) and a fantastic garden building/office/gym. Watch the seasons change from this leafy spot with striking, tall trees all around - quintessentially Colwall.



Provisions of Colwall,
Waitrose and M&S
in Malvern



Malvern Active,
The Malvern Spa



Café Morso in Colwall,
The Colwall Park Hotel



Selection of state
and private schools in
Colwall and Malvern



Selection of restaurants
in Great Malvern

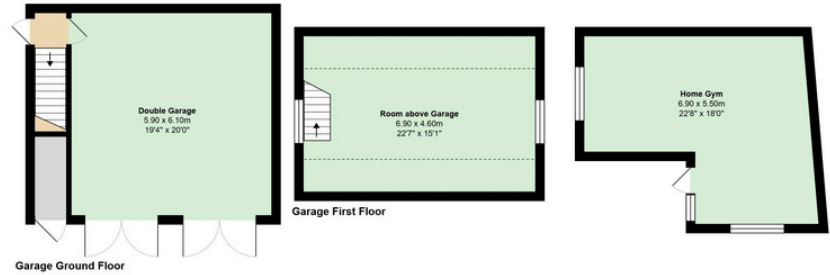
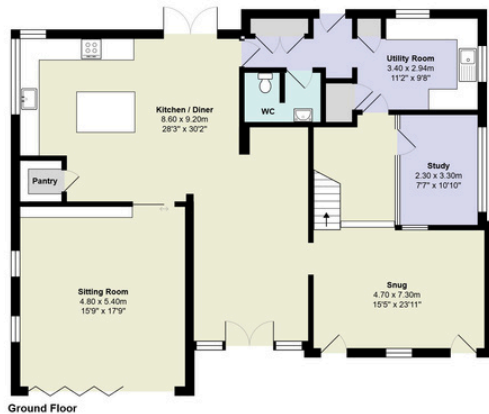


Colwall Train Station
Malvern stations





FLOORPLAN



Total Approx Area: 260.0 m² ... 2799 ft² (excluding double garage, home gym)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



IN A NUTSHELL

- Individual architect designed home in a great plot with no onward chain
- Positioned at the heart of Colwall village surrounded by beautiful, mature greenery with lots on the doorstep
- Spacious hall / reception room. Impressive dual aspect living room with bi-fold doors to garden and wood burner
- Second living room. Study. Spacious open-plan kitchen dining room with pantry. Rear hall. Utility room. Cloakroom
- Four well proportioned bedrooms. Principal bedroom with dressing room and en-suite bathroom. En-suite shower room to second bedroom. Family bathroom
- Attractive wrap-around gardens with mature trees and a large seating terrace
- Attractive courtyard gardens - tastefully landscaped with raised seating terrace, specimen trees and mature planting
- Stylish garden building - ideal for home-working / gym / hobbies room

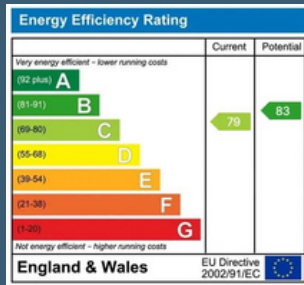
The Nitty Gritty

Mains water
Mains electricity
Main gas central heating
Mains drainage

Freehold

Herefordshire Council
Council Tax Band G

what3words: ///random.heartened.starlight



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