



Jasmine Close

Worcester | WR8 0AW

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A most exceptional, executive detached four bedroom property, set along a private road behind electric gates, within the desirable village of Hanley Swan and only 4 miles away from Great Malvern.

Location:

Situated in the sought after village of Hanley Swan and surrounded by beautiful countryside, approximately four miles from Great Malvern which offers an abundance of shops and leisure facilities, including a theatre, cinema, a leisure pool and gymnasium and a Spa. A similar distance from the popular riverside town of Upton upon Severn, which offers a marina and summer music festivals. The village of Hanley Swan itself offers a general store and post office, a local pub, village hall and primary school. In the heart of Hanley Swan, the village pond is very picturesque and provides a focal point for the village. Rich in public footpaths and bridlepaths, it is an ideal location for those seeking country pursuits.

Malvern (4 miles), Upton upon Severn (3 miles), Junction 1 M50 (7 miles), Worcester (10 miles), all distances are approximate. Malvern railway station is less than 3 miles away and offers great commuting links.

Education:

Hanley Swan offers a primary school and Hanley Castle High School. In the independent sector you will find the Malvern College and Malvern St James.

Accommodation Comprising Of:

Entrance Hallway, Sitting Room, Breakfast Kitchen, Laundry, Garden Room, Dining Room, WC, Master Suite with Balcony and En-Suite Shower Room, Three further Bedrooms, Two En-Suite Shower Rooms, Family Bathroom, Double Garage, with Office/Games Room over.





Ground Floor Accommodation:

The Reception Hallway welcomes you into this magnificent home and has doors leading to the Sitting Room WC and Kitchen and also offers fitted cupboards for storage solutions. The ground floor has attractive floor tiling throughout and benefits from zoned underfloor heating. The Sitting Room is spacious and flooded with light from the bay window and bi-folding doors overlooking the fabulous landscaped garden. The focal point of the room is the tiled fireplace with a remote controlled living flame effect LPG gas fire. Across the Hallway, double doors with glazed insets open through to the Dining Room which is a versatile space and is currently used for formal entertaining. Further double doors with glazed insets invite you into the superb Kitchen fitted with a range of gloss fronted Shaker style base and wall units and large central island/breakfast bar. Integrated quality appliances include a double oven, dishwasher, two wine fridges and a five ring electric hob. There is space for an American style fridge freezer. There is a wonderfully unique suspended ceiling clear crystal glass extractor. The Kitchen flows through beautifully to the wonderful Garden Room which provides a bright space to enjoy the late evening westerly sunshine and is enhance by triple aspect windows and bi-folding doors. The Kitchen is complimented by a useful Laundry Room with wall and base units and space for white goods. A door leads to the side of the property. A beautifully presented guest cloakroom completes the ground floor. A bespoke wooden balustraded staircase invites you to the first floor.

First Floor Accommodation:

The bright and spacious galleried landing provides good sized storage cupboards and airing cupboard. Doors lead off the Master Suite and further bedrooms. The spacious Master Suite has a range of fitted wardrobes and a modern fitted En-Suite. Bi-folding doors entice you onto the balcony to enjoy views over to the Malvern Hills, with attractive fencing providing privacy, a perfect spot to catch a sunset. There is a generous Guest Suite with En-Suite shower room. There are two further double bedrooms and a Family Bathroom with three piece suite.

Outside:

Approached via a private shared road, which has smart hedging, you enter through wrought iron private electric sliding gates which provide the property with it's privacy and seclusion. The block paved driveway allows ample parking for vehicles and access to the detached double





garage with two electric up and over doors to the front and door access to the side. There is currently a room over the garage accessed via a fixed staircase, with velux window electricity and heating in the form of a panel heater, currently used as a home office. There has been a resin pathway recently added which wraps around the property to three sides. There are outside power sockets and a useful shed for storage. To the rear of the property steps lead up to the astroturfed lawn set behind a brick wall with planted borders. Different areas have been allocated to enjoy the garden all year round and a perfect space for entertaining al fresco into the late evening.

Services:

Mains water, electric and drainage. Oil central heating and LPG for the Sitting Room fire.

Tenure:

Freehold. The property has a third share of the upkeep of the private driveway.

Local Authority:

Malvern Hills

Council Tax Band:

F

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/> Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or 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.







Approx. Gross Internal Floor Area 2740 sq. ft / 254.50 sq. m (Including Garage Floor)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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	
(82 plus) A	
(61-81) B	
(39-60) C	
(15-58) D	
(3-34) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC