

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DELIGHTFUL THREE BEDROOM DETACHED CHARACTER COTTAGE WITH AN ACRE OF BEAUTIFUL LANDSCAPED GARDENS. LOCATED AT THE END OF A LANE IN THE SOUGHT AFTER AND DESIRABLE VILLAGE OF HANLEY SWAN. THE PROPERTY OFFERS FURTHER POTENTIAL TO EXTEND SUBJECT TO PLANNING ETC. SPACIOUS ACCOMMODATION THROUGHOUT WITH A MODERN FITTED KITCHEN/DINER, A UTILITY ROOM, A SITTING ROOM WITH A FEATURE FIREPLACE AND LOG BURNER AND A WONDERFUL SPACIOUS CONSERVATORY TO THE REAR. THE THREE GOOD SIZED BEDROOMS ARE SERVICED BY THE FAMILY BATHROOM. FURTHER BENEFITS INCLUDE A CLOAKROOM, STUDY AREA, GARAGE, OUTBUILDINGS AND OFF ROAD PARKING. EPC E.

The Cottage – Guide Price £675,500

The Cottage, Picken End, Hanley Castle, Worcestershire, WR8 0DQ



The Cottage

Location & Description

Hanley Swan is a sought after and desirable quintessential English village with a village pub, shop/post office and primary school for families with children. Hanley Castle high school is a short drive away.

For everyday amenities Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of shops, supermarkets, a bakery, chemist, hairdressers, cafes, pubs and restaurants alongside a library, rugby club and doctors surgery with pharmacy and dentist. Located approximately 3 miles from Upton Upon Severn, 5 miles from Malvern, 11 miles from Worcester. Access to Junction 1 of the M50 is close by which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London Paddington for the commuter.

Property Description

This delightful three bedroom character cottage offers spacious living accommodation for the growing family to enjoy with further potential to extend subject to planning etc.

Situated at the end of a lane in a sought after and desirable village location. The property has a recently re-fitted kitchen/dining room with integral appliances, a walk in larder and separate utility room. The sitting room offers a feature fireplace and flows beautifully into the generous sized conservatory which runs along the rear of the property. On the first floor all the bedrooms are good sized doubles and are serviced by the family bathroom. There is plenty of room on the landing for an office/study area.

Outside is a particular feature of this property with approximately one acre of mature landscaped gardens filled with an abundance of plants and shrubs, a vegetable garden, fruit trees and garden sheds, making it particularly suitable for the keen gardener or those looking for plenty of outside space for entertaining with family and friends. Further benefits include a cloakroom, a garage and off road parking.

Entrance Porch

UPVC obscure double glazed door and side panel to the side aspect, wooden single glazed windows x two to the side and front aspect, wooden single glazed door to:

Hallway

UPVC double glazed window to the side aspect, double glazed window to the front aspect, wooden staircase to the first floor, power points, coat hooks, radiator, inset ceiling spot lights, wooden door to the kitchen/diner, wooden door to:

Sitting Room

Double glazed windows x two to the rear aspect, power points, wall lights x two, inset ceiling spot lights, TV point, power points, radiator, feature fireplace with a wood burner and tiled hearth, wooden door to:

Conservatory

Spacious room with bay seating area, power points, dwarf brick wall with double glazed windows to the rear and side aspects, wooden double doors x two to the rear aspect, wall lights x two, radiator x two, feature well in the corner, wooden glazed door to:

Dining Room

Double glazed window to the rear aspect, power points, tiled flooring, ceiling light, wooden door to the walk in pantry (housing shelving), wooden door to the boiler room (housing the Worcester oil boiler,





shelving and a double glazed window to the front aspect), wooden door to the hallway, opening to:

Kitchen

UPVC double glazed windows to the rear and side aspect, working Rayburn oven fuelled by oil (heats the water in the winter), fitted with white wall and base units and worksurface over, stainless steel one and a half bowl sink and drainer with a stainless steel mixer tap over, integral Zanussi oven with Zanussi ceramic hob and stainless steel extractor fan over, integral wall hung microwave, tiled flooring, power points, inset ceiling spot lights, door to:

Outer Hallway

UPVC double glazed door and window to the side aspect, tiled flooring, ceiling light, power points, space and plumbing for a washing machine, space for an upright fridge/freezer, wooden shelving for shoes, wooden door to:

Toilet

Wooden single glazed window to the front aspect, white low level WC, vinyl flooring.

First Floor

Landing

UPVC double glazed window to the side aspect with views towards the Malvern Hills, double glazed windows x three to the front aspect, radiator, power points, ceiling light, space for a office/study area, double doors to the airing cupboard (housing the hot water tank and wooden slatted shelving), doors to:

Bedroom One

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light, loft access.

Bedroom Two

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light, loft access.

Bedroom Three

UPVC double glazed windows to the rear and side aspect, radiator, power points, ceiling light.

Bathroom

UPVC obscure double glazed window to the side aspect, fitted with a white three piece suite comprising of a low level WC and wash hand basin, a panelled bath with a moulded seat and Mira electric shower and shower curtain over, vinyl flooring, part tiled walls, radiator, electric wall heater, ceiling light.

OUTSIDE

Front Garden

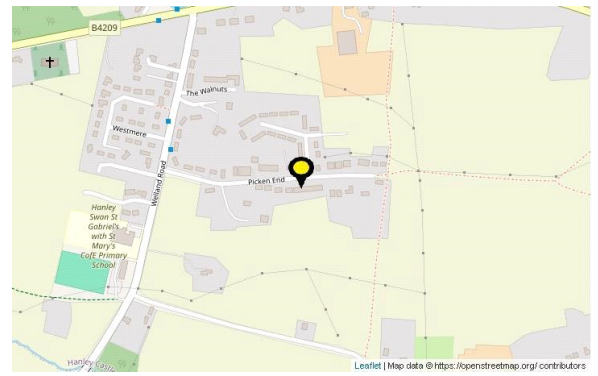
Hedgerow to the front aspect housing the oil tank. Paved driveway for two cars leading to the garage (up and over door to the front aspect, two single glazed wooden windows to the side aspect), wooden gate to:

Rear Garden

Paved patio area, vegetable garden to the side aspect, path to the rear aspect to the enclosed orchard. Mainly laid to lawn with an abundance of trees, plants and shrubs, garden sheds and seating areas.

Directions

From the John Goodwin office in Upton Upon Severn, go over the roundabout onto the Hanley Road, continue along this road and through Hanley Castle past the High School. Take the turning on the left hand side onto the B4209 signposted to Hanley Swan. Once you arrive at Hanley Swan crossroads take a left hand turning onto the Welland Road, then take the second turning on the left hand side into Picken End, follow the road to the very end and The Cottage is the last house on the right hand side.



Services

We have been advised that mains electric and water are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E.

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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