



**Allan Morris**  
estate agents

**The Shielding, Worcester Road,  
Hanley Swan, WR8 0EA**

 **MAYFAIR**  
OFFICE GROUP



## Worcester Road, Hanley Swan, WR8 0EA

An immaculately presented traditionally built detached home with large mature private gardens situated near the heart of the sought after village of Hanley Swan. The accommodation comprises; entrance porch, entrance hall, sitting room with focal fireplace, large conservatory, separate dining room, refitted kitchen with walk in pantry/utility, rear lobby with storage cupboard, cloakroom, boiler room, three double bedrooms, family bathroom, separate cloakroom. The property has been fully rewired and also benefits from central heating, double glazing, attached single garage, ample gated driveway with parking for five cars and views to the front and rear. The mature gardens which are in the region of a third of an acre, also provide the property with excellent opportunities for extension or expansion. Viewing is a must to appreciate the size and condition of both home and gardens.



### **ENTRANCE PORCH**

Double glazed porch accessed via a door to the front with matching windows to sides, quarry tile floor, door with glazed windows to side to:

### **ENTRANCE HALL**

Ceiling light point, smoke alarm, stairs to first floor with under stairs storage area containing the house alarm control panel and coats rail, radiator, exposed parquet wooden flooring, doors to:

### **SITTING ROOM 20'2" x 12'3" max (6.15 x 3.74 max)**

Dual aspect with front aspect double glazed window overlooking the front garden and double French doors to the rear into the conservatory, two ceiling light points, feature fireplace with wooden mantle and floor mounted wood burner on marble hearth, two radiators, continued parquet wooden flooring.

### **CONSERVATORY 13'3" x 10'4" (4.04m x 3.15m)**

uPVC double glazed conservatory built on a dwarf wall giving panoramic views over the garden, radiator, tiled floor, glazed French doors to the garden.

### **DINING ROOM 12'5" x 10'11" (3.81 x 3.34)**

Front aspect double glazed window, ceiling light point, feature open fireplace with brick surround and hearth, radiator, continued exposed parquet wooden flooring.

### **REFITTED KITCHEN 16'2" x 8'9" (4.93 x 2.66)**

Rear aspect double glazed window overlooking the garden, recessed ceiling dimmable LED down lighting, heat alarm, re-fitted kitchen comprising of a matching range of floor and wall mounted cream units under a wood block effect work top with matching surround. Inset one and a half bowl sink unit with mixer tap over, Neff

appliances comprising: integral induction electric hob with stainless steel extractor over, integral double oven, integral dishwasher, and an integral 'Liebherr' full height fridge, built in pantry with window, shelving and space and plumbing for washing machine, radiator, quarry tiled floor, door to:

### **REAR HALL**

Ceiling light point, part glazed door to garden, built in large storage cupboard with shelving and light, door to garage, door to:

### **BOILER ROOM 6'1" x 3'2" (1.87m x 0.97m)**

Rear aspect double glazed window, wall light point, floor mounted Worcester Bosch oil fired boiler, space for tumble dryer.

### **CLOAKROOM**

Rear aspect double glazed window, ceiling light point, re-fitted white suite comprising of a corner wash hand basin with storage below, push flush WC, radiator, quarry tiled floor.

### **FIRST FLOOR LANDING/STUDY SPACE 12'5" narrowing to 4'7" x 7'6" (3.8m narrowing to 1.4m x 2.3m)**

Rear aspect double glazed window overlooking the garden and fields beyond, smoke alarm, access to roof space, door to:

### **BEDROOM ONE 15'7" x 11'10" (4.76 x 3.62)**

Front aspect double glazed window, ceiling light point, built in double wardrobe with hanging rails, radiator.

### **BEDROOM TWO 12'6" x 12'0" (3.82 x 3.67)**

Front aspect double glazed window with views over Hanley Swan to the British Camp, ceiling light point, built in double wardrobe with hanging rail and shelving, radiator.

### **BEDROOM THREE 11'10" x 7'11" (3.63 x 2.42)**

Rear aspect double glazed window with views over the garden, ceiling light point, radiator, and control panel for outside security lighting.

### **BATHROOM 7'9" x 6'10" (2.38 x 2.10)**

Rear aspect double glazed window, ceiling light point, extractor, white suite comprising: panel bath with Mira shower over, pedestal wash hand basin with storage below and tiled back, radiator, heated chrome towel rail, wood panel effect vinyl flooring.

### **CLOAKROOM**

Rear aspect double glazed window, ceiling light point, re-fitted white suite comprising of a wash hand basin with storage below, push flush WC, radiator, wood panel effect vinyl flooring.

### **FRONT GARDEN**

Mature landscaped front garden behind a maintained mixed hedging which provides a high degree of privacy, with formal shaped lawns, mature flower and shrub beds to side intermingled with a range of specimen trees. A gated stone chipped driveway accessed from the Worcester Road via a five bar gate provides parking for five cars and leads to the garage and front door and also has potential with space to the side to provide further parking or space for a caravan or motor home.

### **REAR GARDEN**

Mature, private, landscaped rear gardens backing onto fields beyond with an initial stone chipped patio and seating area accessible from the conservatory which opens up to shaped formal lawn, again with mature flower and shrub beds and extensive planting. A timber garden store sits behind the property, with a well close by. Greenhouse to the rear. The gardens and grounds in total extend to approximately a third of an acre from front to rear. For the keen gardener the property does have access to a well which provides unmetered water for the maintenance of the gardens.

### **GARAGE 17'8" x 9'8" narrowing to 8'8" (5.41m x 2.96m narrowing to 2.65m)**

Front aspect up and over style door, double glazed window to side, two ceiling light points, power points.

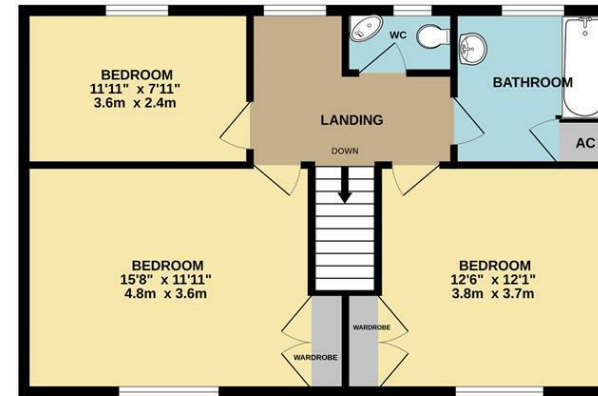
### **DIRECTIONS**

From our office in Malvern turn right and pass along Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles into the village of Hanley Swan, upon reaching the crossroads with the duck pond on the left turn left headed towards Worcester. The Shielding can be found on the right hand side a short distance as indicated by the Allan Morris 'For Sale' board.

GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

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