



Allan Morris
estate agents

**Hornbeam House, Hanley Castle,
Worcestershire, WR8 0BJ**

 **MAYFAIR**
OFFICE GROUP

Hanley Castle, WR8 0BJ

Hornbeam House is a very well proportioned modern detached family home of over 2500 SqFt, built in 2003 and is situated in a private cul-de-sac of just four properties within the highly sought after and popular village location of Hanley Castle. The property comprises; porch, spacious reception/dining hall, large sitting room, breakfast kitchen, utility room, cloakroom, study/snug, large first floor landing, four double bedrooms, two with en-suite bathrooms and a family bathroom. Outside, the property has a generous garden that surrounds the property, a four car driveway and a detached double garage. The property is found in an exclusive development a very short walk from the popular Hanley Castle High School and the shops, amenities and communities of Malvern, Upton and Hanley Swan. We highly recommend an early viewing to appreciate the position and very generous accommodation on offer.



LOCATION

Hornbeam House enjoys a convenient position less than a mile from the bustling riverside town of Upton upon Severn where there is a nice range of amenities including shops, a sub-Post Office, medical centre, library, three churches and the Upton marina. Educational needs are particularly well catered for at secondary level within Hanley Castle High School a few hundred yards away and at primary level in the neighbouring village of Hanley Swan.

Upton upon Severn has a deserved reputation for its clubs and societies, and notably for its jazz, folk and music festivals that take place throughout the summer. The property has immediate access to countryside walks and in particular the Malvern Hills. Within Hanley Swan there is a local store and the house has good access to the more major centres of Worcester (nine miles) and great Malvern (six miles). Junction 1 of the M50 motorway, south of Upton is only about three miles away. There is a particularly highly regarded local village pub within walking distance.

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ACCOMMODATION

Porch over the front door, opens to:

RECEPTION/DINING HALL 23'5" x 14'6" (7.15m x 4.44m)

A flexible and versatile space situated in the middle of the house and currently used as the dining room, open wooden staircase to first floor with under stairs storage cupboard, double glazed windows to front, Karndean flooring throughout this area and through a doorway into the study/garden room and through another doorway into:

CLOAKROOM

Front facing double glazed windows to front, low level WC, wash hand basin with mixer tap and cupboard under, radiator, extractor fan.

SITTING ROOM 23'4" x 14'6" (7.13m x 4.42m)

A generous reception room with great natural light, double glazed windows to front and rear with the rear, double glazed door overlooking and giving access to the rear garden, open fireplace with cast iron grate and wooden feature surround with hearth, radiators, wall light points.

STUDY/GARDEN ROOM 12'7" x 12'5" (3.85m x 3.80m)

A versatile space at the rear of the property and enjoying double glazed windows to three sides and also incorporating double glazed door overlooking and giving access to the garden, radiator and continued Karndean flooring.

BREAKFAST KITCHEN 23'7" x 14'7" (7.21m x 4.47m)

An open plan space ideal for modern family living, fitted with a range of shaker style drawer and cupboard base units, worktop over with matching wall units and display cabinets with underlighting. Range of integrated appliances including an double oven, dishwasher and freezer. There is a central island with granite worktop set into which is a four ring electric hob with stainless steel extractor over and microwave under. One and a half bowl sink unit with mixer tap and drainer, inset ceiling spotlights, tiled floor that flows through to the breakfast/living area with a further double glazed window to front aspect, radiator. Door to:

UTILITY ROOM 10'0" x 7'8" (3.06m x 2.36m)

Range of matching cupboard base units worktop over and matching wall units, stainless steel sink unit with mixer tap and drainer, space and connection point for washing machine and further under counter appliances. Double glazed window to side and double glazed door giving access to the rear garden, space for full height fridge freezer, tiled floors, boiler cupboard housing the floor mounted oil fired boiler, room for storage and further airing cupboard housing the hot water cylinder.

FIRST FLOOR LANDING 14'6"x 13'6" (4.42mx 4.14m)

Very large open and spacious landing area due to its size the space can be used as a study or seating area. Access to loft space, radiator, door to:

BEDROOM ONE 23'5" x 14'8" (7.14m x 4.49m)

Double glazed windows to front and rear, range of fitted bedroom furniture including wardrobes, drawer sets and dressing table, radiators. Due to the generous proportions of this room, if desired it could be sub-divided into two rooms creating a fifth bedroom or dressing room. Door to:

EN-SUITE 12'7" x 7'7" (3.85m x 2.32m)

Side facing double glazed window. Low level WC, wash hand basin with cupboard under and additional surfaces and cupboards, bidet, panelled spa bath with mixer tap and separate shower with glazed enclosure, tiled splashbacks, inset spotlights, extractor fan, radiator.

BEDROOM TWO 14'6" x 12'6" (4.43m x 3.83m)

A good size double bedroom with double glazed window to the front, radiator. Door to:

EN-SUITE 9'5" x 7'1" (2.88m x 2.17m)

Double glazed window to front, low level WC, wash hand basin with mixer tap and cupboard under with matching cupboards, drawers and surfaces. Corner shower enclosure, tiled splashback, spotlights, radiator and extractor fan.

BEDROOM THREE 10'7" x 14'6" (3.25m x 4.44m)

Double glazed window to rear, radiator, a good size double bedroom.

BEDROOM FOUR 12'5" x 12'7" (3.81m x 3.85m)

Another good double bedroom, double glazed window to rear and radiator.

FAMILY BATHROOM 9'5" x 7'1" (2.89m x 2.17m)

Double glazed window. Low level WC, wash basin with mixer tap and cupboard under and matching cupboards and surfaces, panelled bath with mixer tap, shower enclosure, tiled splashbacks, radiator, wall mounted shave point, inset ceiling spotlights and extractor fan.

OUTSIDE

The property is surrounded by delightful grounds, from the rear a block paved patio extends away from the house and gives access to the lawn which wraps around the house. There is a raised decked area for seating or for positioning of a hot tub. On the facade of the garage is a well established Wisteria, mature specimen trees strategically

positioned throughout the garden, the garden is south facing and has a hedged and walled perimeter, outside light points and a water tap, gated pedestrian access to the front of the house.

DOUBLE GARAGE 21'10" x 18'6" (6.68m x 5.65m)

Having two up and over doors to front leading to the driveway, uPVC side door, light and power. This space (subject to the relevant permissions being sought could be developed to provide a home office, studio or self contained annexe.

DIRECTIONS

From Upton upon Severn proceed north along the B4211 towards Hanley Castle and Callow End. After 1.4 miles turn left into the private road where Hornbeam House is the first property on the left, indicated by our for sale sign.

From Malvern proceed down to Barnards Green, take the third exit in the direction of Upton upon Severn. Take the second right onto Poolbrook Road and continue in the direction of Three Counties Showground. At the traffic lights turn left and proceed to the village of Hanley Swan. Passing through the village, the road meets the B4211. Turn right, toward Upton upon Severn. Turn right into the private driveway that leads to Hornbeam house opposite the red telephone box. Hornbeam House on the right. For more details or to book a viewing please call the Malvern Office on 01684 561411.

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

ENERGY PERFORMANCE RATINGS: Current:D68 Potential: C74

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE

offers over £750,000

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Approximate total area⁽¹⁾

235.74 m²

Reduced headroom

0.42 m²

Allan Morris



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



