



Allan Morris
estate agents

**Castaways, Acton Green, Acton
Beauchamp, Worcestershire, WR6
5AA**

 **MAYFAIR**
OFFICE GROUP

Acton Green, WR6 5AA

A very well presented and well proportioned, extended, detached family home. Arranged over three floors with large private landscaped gardens in a semi rural location yet within easy reach of Malvern, Worcester or Bromyard. The accommodation comprises; reception hall, cloakroom, large sitting room with log burner, study/gym, extended breakfast kitchen, dining room with bi-fold doors opening to the garden, utility room, four double bedrooms on two floors with two en-suites and a further family bathroom. Further benefits include; upgraded central heating, double glazing, gated block paved off road parking for numerous vehicles and a large private rear garden. Viewing a must to appreciate the superb home, location and plot on offer.



ENTRANCE

Part-glazed front door opens to:

RECEPTION HALL 12'4" x 8'7" (3.78m x 2.64m)

With front aspect double glazed window, large tiled floor, double radiator, stairs to first floor, bespoke fitted cupboards to one wall housing the Worcester oil-fired central heating boiler and shelved shoe and coat cupboards. Doors to:

WC

Side aspect opaque double glazed window, low flush wc, wall-mounted wash basin, heated towel rail, tiled floor. Glazed door to:

KITCHEN 10'2" x 13'3" (3.12m x 4.04m)

L-shaped room with initial area with double radiator, tiled floor, floor and wall-mounted kitchen units with granite worksurface, including dresser-style unit with glazed doors, full height larder cupboard, curved corner cupboard, plate racks, all drawers and cupboards with soft close doors and drawers.

BREAKFAST AREA 16'0" x 11'6" (4.88m x 3.52m)

With large atrium skylight window, two rear aspect double glazed windows, central island with matching granite worksurface and including wine fridge, Bosch dishwasher, Belfast sink with mixer tap, under worksurface cupboards and breakfast area. Opening to:-

DINING ROOM 18'5" x 11'6" (5.63m x 3.53m)

A recent addition to the property, with rear facing folding bi-fold doors that open fully to the garden. Wooden effect flooring, radiator, side aspect window and spot lighting.

UTILITY ROOM 13'5" x 5'2" (4.09m x 1.60m)

Front aspect double glazed window, fitted cupboards and sink unit, radiator, tiled, plumbing for washing machine.

LIVING ROOM 18'0" x 19'9" (5.49m x 6.04m)

Front and rear aspect double glazed windows with fitted shutters, two radiators, fireplace with log burner. Door to:-

OFFICE/GYM 18'1" x 8'3" (5.53m x 2.53m)

Rear aspect glazed door and window, front aspect double glazed window.

FIRST FLOOR LANDING 14'1" x 9'4" (4.31m x 2.87m)

Light and spacious landing area with two front aspect double glazed windows, radiator, stairs to second floor. Doors to:

BEDROOM TWO 11'6" x 12'5" (3.52m x 3.80m)

Rear aspect double glazed window, radiator, air-conditioning unit, built-in single wardrobe and built-in shelved cupboard, door to:

EN-SUITE 7'6" x 4'11" (2.31m x 1.50m)

Front aspect opaque double glazed window, shower enclosure with thermostatic shower, low level wc, tiled floor, pedestal wash basin, heated towel rail.

BEDROOM THREE 18'0" x 8'2" (5.51m x 2.49m)

Front aspect double glazed window, rear aspect double glazed Velux window, radiator, telephone point.

BEDROOM FOUR 10'0" x 9'7" (3.07m x 2.94m)

Rear aspect double glazed window, radiator under.

BATHROOM 7'6" x 4'11" (2.31m x 1.50m)

Front aspect opaque double glazed window, bath with mixer taps and shower, panelled walls with decorative shelves, low flush wc, pedestal wash basin, tiled floor, heated towel rail.

SECOND FLOOR LANDING

With rear aspect double glazed window, door to:

BEDROOM ONE 18'10" x 13'7" max (5.76m x 4.15m max)

Two front aspect Velux windows with far reaching views, rear aspect French doors with Juliet balcony, double radiator, eaves storage. Door to:

EN-SUITE BATHROOM 13'5" x 7'1" (4.10m x 2.17m)

Rear aspect double glazed window, front aspect double glazed Velux window, bath with tiled surround and waterfall tap, heated towel rail and radiator, large wash basin with drawers under, shower enclosure with fixed head and hand held shower, low flush wc, tiled floor.

OUTSIDE

At the rear of the property is a large slate patio area with a playhouse

and large shed to the side, beyond is a large lawn and hedged boundaries, access to side of house to frontage. To the front are double gates opening to a large block paved off road parking area with lawn sloping to hedged and fenced boundaries. Oil tank for heating system.

DIRECTIONS

From the office proceed along Worcester Road and take the second left into North Malvern Road and first right into Cowleigh Road. Follow the road along until reaching the T-junction with the A4103 Hereford/Worcester Road, head left towards Hereford. Proceed through Storridge, pass the Red Lion on the left and up the hill. On going past the left turn for Cradley where the road becomes two lanes, go in to the right hand lane and indicate to turn right on the brow of the hill signposted Bromyard. Proceed to the crossroads at Acton Green and turn right and Castaways can be found on the left.

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. 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: Herefordshire County Council (01432 26000); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: D64

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

ASKING PRICE - £650,000



(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

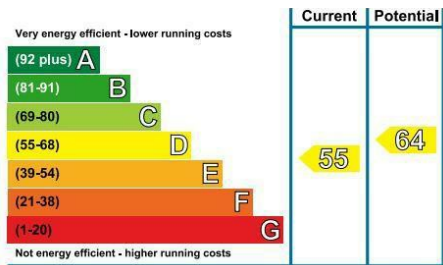


Approximate total area⁽¹⁾

210.93 m²

Reduced headroom

11.37 m²



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.



