



## 2 & 2A Gower Cottage Rundlemead, Malvern, WR13 5PW

£440,000

### AN EXTENDED SEMI-DETACHED HOUSE WITH SEPARATE ONE BEDROOM ANNEXE.

This family home is within the attractive village of Mathon, close to Malvern. The property has the benefit of a detached annexe suitable for a relative or to provide an income from rental. The house offers spacious and versatile accommodation over three floors, briefly comprising:- entrance porch, large dining hall with office beyond, sitting room with conservatory, fully fitted dining kitchen, cloakroom, large utility with access to the garden, five bedrooms, master with ensuite shower room plus family bathroom. The second floor is used as a loft/playroom with velux windows and storage area beyond. The detached annexe is one bedroom, shower room, kitchen and a sitting room with its own area of patio garden. To the side of the annexe is a large workshop. The gardens are have lawns and patio adjoining the house with off road parking at the side and fore of the property. Viewing highly recommended.





# 2 & 2A Gower Cottage, Rundlemead, Mathon, Malvern, WR13

**5BW**

## **PORCH 8'3" x 5'5" (2.53m x 1.66m)**

With opaque double glazed door, front aspect window, tiled floor and multi paned door to:-

## **DINING HALL 20'9" x 9'8" (6.34m x 2.97m)**

Stairs to first floor with open shelving under, door to cupboard where electric meter situated, two radiators, half panelled walls. Door to built in cupboard with shelving. Doors to:

## **DINING KITCHEN 18'1" x 13'10" (5.52m x 4.22m)**

Two front aspect double glazed windows, Fully fitted, extensive range of kitchen units including gas fired Aga with electric hob (mains gas), built in fridge freezer and dishwasher, under granite worksurface and including matching granite table and breakfast bar, built in storage cupboard.

## **REAR HALL**

With continuing tiled floor, radiator, double glazed door to outside. Doors to:

## **CLOAKROOM**

Side aspect opaque double glazed window, close coupled WC, wash basin, radiator, continuing tiled floor.

## **UTILITY ROOM 14'9" x 8'0" (4.52m x 2.45m)**

Rear aspect double glazed door to garden, radiator, continuing tiled floor, single drainer sink unit, plumbing for washing machine, space for tumble dryer and further appliances, built in double oven, built in cupboard.

## **LIVING ROOM 26'9" x 12'1" (8.17m x 3.7m)**

(Accessed from the dining hall) Rear aspect French doors to conservatory, two radiators. Internal window to office.

## **CONSERVATORY 10'10" x 10'4" (3.31m x 3.17m)**

Tiled floor, double doors to garden, radiator, timber framed and double glazed.

## **OFFICE 14'8" x 8'6" (4.48m x 2.61m)**

Internal window to lounge, French double glazed doors to garden, laminate floor.

## **HALF LANDING**

With front aspect double glazed window, LANDING with spiral floating stairs to second floor loft room, radiator. Doors to:

## **BEDROOM FOUR 11'3" x 9'10" (3.43m x 3.01m)**

Rear aspect double glazed window, radiator under.

## **BATHROOM**

Front aspect double glazed window, bath with tiled surround, shower over, wash basin with cupboard under, close coupled WC, heated towel rail, tiled floor.

## **BEDROOM TWO 17'11" x 8'10" (5.47m x 2.70m)**

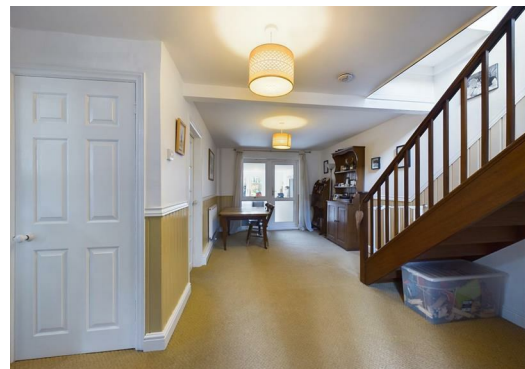
Front aspect double glazed windows, radiator, built in shelved cupboard, built in shelves.

## **BEDROOM THREE 18'2" x 7'9" (5.56m x 2.37m)**

Side aspect double glazed window, radiator under, built in shelves.

## **BEDROOM FIVE 12'0" x 8'10" (3.67m x 2.71m)**

Two side aspect double glazed windows, radiator.



**BEDROOM ONE 14'8" x 11'8" (4.48m x 3.57m)**

Rear aspect double glazed window, built in wardrobes to one wall, radiator. Door to:

**ENSUITE**

Built in spa shower, wash basin on plinth with cupboard under, close coupled WC, heated towel rail, rear aspect opaque double glazed window.

**LOFT ROOM 20'9" x 17'1" (6.34m x 5.22m)**

Three skylight windows, eaves storage, doorway to storage area with velux window, wall mounted Worcester boiler.

**OUTSIDE**

To the front and the side of the property is block paved, off road parking for several vehicles. At the rear is a patio area adjoining the house, with path at the side leading to the the annexe. The garden is mainly lawned with shrub borders. The annexe has its own gated patio area.

**ANNEXE****LOUNGE 14'4" x 9'8" (4.38m x 2.96m)**

Entered via a half opaque double glazed door from the patio. Front aspect double glazed window, radiator, central heating thermostat.

**INNER HALL**

With doors to:

**KITCHEN 8'3" x 6'2" (2.52m x 1.88m)**

Two side aspect double glazed windows, fitted units including cooker and hob, plumbing for washing machine, space for fridge, single drainer sink unit, radiator.

**SHOWER ROOM**

Two velux windows, shower enclosure with electric shower, wash basin, WC, extractor, airing cupboard with hot water cylinder.

**BEDROOM 12'1" 8'7" (3.69m 2.62m)**

Side aspect double glazed window, double glazed door to garden, two built in cupboards - one with electric boiler.

**WORKSHOP 27'2" x 11'6" (8.3m x 3.53m)**

Adjacent to the annexe and via steps at the front is a large workshop with front aspect window.

**DIRECTIONS**

From the office proceed to West Malvern and turn down Croft Bank, just by the Elim Theological College. Follow the signposts to Mathon and on reaching the village go over the bridge over Cradley Brook and just after is a green area on the left hand side. No 2 & 2A is located just on the green with parking available to the fore of the property.







**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

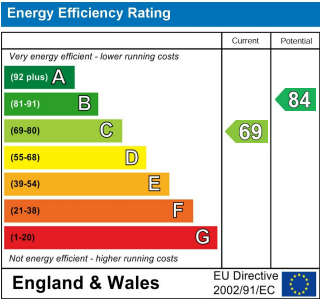
**SERVICES:** Mains electricity ,mains gas and mains drainage are connected.  
 Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council Herefordshire District Council. Council Tax -The house is E. The annexe is A. at the time of marketing.

**ENERGY PERFORMANCE RATINGS:** Current: C69 Potential: B84

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

## EPC Material Information Report



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