



Allan Morris
estate agents

Grove House, Bransford, WR6 5JN

 **MAYFAIR**
OFFICE GROUP

Bransford, WR6 5JN

A unique, detached, four/five bedroom home sitting in a mature acre plot for sale with no onward chain. Grove House comprises of an original detached home built in 1915, with two large contrasting Scandinavian inspired extensions. The 2789 square feet of versatile accommodation comprises; entrance porch, dining hall with vaulted ceiling and woodburner, sitting room/garden room, second sitting room, dining kitchen, utility/bootroom, study/bedroom five with sauna off, four first floor bedrooms, large ensuite/dressing room, main bathroom. Further benefits include; oil fired central heating, double glazing and double garage. The property sits in a landscaped private plot of one acre, accessed via a gated driveway with lawns, specimen tree beds, and various areas to sit and enjoy the views. For sale for the first time on the open market, viewing is a must to appreciate the size, location and potential of home on offer.



PORCH

Accessed via a glazed door from the drive, matching windows to either side, built in coats storage, tiled floor, door to double garage, door to dining hall.

DINING HALL 15'11" x 14'11" (4.86m x 4.57)

A light and airy versatile space with vaulted ceiling, rear aspect double glazed Velux roof lights and double glazed door to private courtyard, ceiling and wall lights, 'Jotul' woodburner, radiator, stairs to first floor, tiled floor, door to dining room, double doors to:

SITTING ROOM/GARDEN ROOM 19'0" x 15'6" (5.80m x 4.73m)

Vaulted ceiling with lighting, full width double glazed doors and windows opening to a decked seating area and entertaining area, 'Dovre' wood burner with large canopy and slate shelving, two radiators, wooden flooring.

SITTING ROOM/DINING ROOM 19'8" x 11'10" (6.0m x 3.61m)

Dual aspect with double glazed windows looking over the courtyard and along the landscaped gardens, recessed lighting, radiator, built in cupboard housing a Worcester oil fired boiler, glazed doors to:

DINING KITCHEN 19'9" x 11'10" (6.02m x 3.63m)

Dual aspect with window to the front overlooking the driveway and double glazed doors to the rear leading to a paved seating area shaded by a pergola with vine growing over. Recessed ceiling down lighters, range of floor and wall mounted kitchen units, double bowl stainless steel sink, integral Bosch hob with extractor over, double oven, integral fridge, radiator, space for dining table, radiator, tile effect floor, glazed door to:

UTILITY/BOOT ROOM 10'7" x7'11" (3.23m x2.43m)

Dual aspect with double glazed window overlooking the garden, stainless steel sink unit, with space and plumbing for washing machine, tumble dryer and further appliances below a light coloured worktop, radiator.

LANDING

Double glazed window overlooking the drive, ceiling and wall lights, doors to:

BEDROOM TWO 11'9" x 10'3" (3.59m x 3.13m)

Dual aspect with double glazed windows to the side and rear overlooking the gardens, radiator, built-in wardrobe with cupboards over.

BEDROOM THREE 11'5" x 10'7" (3.48m x 3.24m)

Dual aspect with double glazed windows to the side and rear overlooking the gardens, radiator, built-in wardrobe with cupboards over.

BEDROOM FOUR 12'0" x 6'9" (3.67m x 2.06m)

Side aspect double glazed window, radiator.

BATHROOM 7'9" x 7'0" (2.37m x 2.15m)

Double glazed roof light, refitted white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin, hidden cistern push flush WC, part tiled walls, heated towel rail, built in airing cupboard with hot water cylinder and slatted shelving, wood plank effect flooring.

ENSUITE/GYM/DRESSING ROOM 17'1" x 15'2" (5.22m x 4.63m)

Large open triple aspect room with high level double glazed windows to the fore, a two double glazed roof lights to both sides and double glazed door and window leading to a balcony overlooking the rear courtyard, ceiling and wall lights, corner spa bath, wash hand basin with bespoke storage, WC, two radiators, eaves storage, steps down to:

ANNEXE LANDING

Double glazed windows to the side, wall light point, stairs down, wooden flooring, door to:

BEDROOM ONE 11'9" mx 11'5" (3.60 mx 3.50m)

Large vaulted ceiling with double glazed roof light, double glazed windows and doors opening to a balcony overlooking the secret garden, radiator.

STUDY/BEDROOM FIVE 13'1" x 12'11" (4.01m x 3.96m)

Double glazed window to rear and side and double glazed doors leading to secret garden, ceiling and wall lights, two radiators, wooden flooring. Door to built in Nordic sauna with double benches and lighting.

DOUBLE GARAGE 20'1" x 17'9" (6.14m x 5.43m)

Accessed via a double up and over door to the fore, ceiling light point, beam for engine hoist, mechanics pit, triple wooden door to rear to rear garden.

GARDENS

The property sits at the end of a long gated drive, via remote phone entry. The drive opens to a wide stone chip and paved parking area with space for numerous cars and vehicles. The gardens which extend to an acre have been carefully landscaped to provide a range of different spaces around the property. The majority of the garden which sits to the south of the house is laid to lawn with a wide variety of tree and shrub beds cut into it and designed to draw the eye down the garden. Views over the garden can be enjoyed from a large deck accessed from the sitting room/garden room or a

paved seating area with vine covered pergola shading it from the dining kitchen. To the rear of the property and accessed from the study is a private Japanese garden with a range of acers, bamboo and hostas planted here offering a shaded place to sit and enjoy the peace. To the West of the garden is a long level lawn with plenty of space for vegetable and fruit beds if required.

DIRECTIONS

From Malvern, continue North to the village of Leigh Sinton and turn right onto the A4103 Hereford Road towards Worcester. Continue straight over at the Bank House Hotel and Spa roundabout. After leaving the hamlet of Bransford the road bears around to the left and the driveway for Grove House is the first on the right as indicated by the Allan Morris 'For Sale' board.

ADDITIONAL INFORMATION

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

Fixtures and Fitting :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 and water are connected. The central heating is oil fired. Private drainage. Fibre broadband 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.

Outgoing: Local Council: Malvern Hills District Council on 01432 260000 at the time of marketing the Council Tax Band is: F

EPC Rating: Current: TBC Potential: TBC

ASKING PRICE - OFFERS OVER £800,000



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