



**4 Otherton Lane, Cotheridge, WR6 5LS**

**£400,000**

A delightful and unique "Swedish Style" timber framed 3 bedroom semi-detached country property. The property comprises; a reception hall, large open plan sitting room/dining room with wood burner, kitchen, vaulted breakfast/garden room, downstairs cloakroom, 3 bedrooms and bathroom with shower. LPG fired central heating and upgraded double glazing. The property is accessed from the lane via a shared approach with 3 other houses and has its own gated private gravelled driveway providing ample off road parking, fore garden with trees and shrub planting, attractive large and extensive south facing rear garden which backs onto open fields. Must be seen.





## 4, Otherton Lane, Cotheridge, Worcester, WR6 5LS

### SUMMARY

A delightful and unique "Swedish Style" timber framed 3 bedroom semi-detached country property, affording well maintained and deceptively spacious accommodation, being situated in a stunning rural location having fabulous far reaching views from the front and rear over fields, adjoining countryside and towards the Malvern Hills in the distance. The property comprises; a reception hall, large open plan sitting room/dining room with wood burner, kitchen, vaulted breakfast/garden room, downstairs cloakroom, 3 bedrooms and bathroom with shower. LPG fired central heating and upgraded double glazing. The property is accessed from the lane via a shared approach with 3 other houses and has its own gated private gravelled driveway providing ample off road parking, fore garden with trees and shrub planting.

A major feature is the attractive large and extensive south facing rear garden which backs onto open fields behind and has a paved seating area and decked area to the rear with pond water feature shaded by trees. Lawn and beautifully stocked borders incorporating a fine variety of mature shrubs, plants, and flowing borders. Close by are 2 neighbouring fishing lakes, beautiful countryside and woodland walks and Laylocks Nurseries, plus there is ease of access into Worcester City Centre, Malvern, Bromyard and the M5

### ENTRANCE HALLWAY 12'7" x 6'10" (3.84m x 2.10m)

Wooden front door, storage cupboard, under stairs storage space, radiator, wooden floor boards, doors to:

### LOUNGE DINING ROOM 22'5" x 10'9" (6.85m x 3.30m)

Rear facing double doors and rear facing glass porch/bay window with glazed double door to garden. Cast Iron wood burner with brick built surround, television point, wood effect floor, two radiators, door to:

### KITCHEN 11'6" x 6'11" (3.53m x 2.13m)

Front facing uPVC window overlooking the front garden, range of wooden eye and base level units, worktop with one and a half sink and drainer unit, gas hob with extractor hood over, built in electric oven, space for fridge freezer, tiled splash back, exposed ceiling beams, doorway to:

### GARDEN ROOM 15'1" x 8'11" (4.60m x 2.73m)

uPVC window and door to two aspect overlooking the garden. Front facing double glazed window, radiator, vaulted ceiling with exposed beams and Scandinavian style panelling, quarry tile floor, plumbing for washing machine, wall mounted combi boiler, large Velux skylight.





## WC

Side facing uPVC double glazed window, low level WC, wash basin.

## FIRST FLOOR LANDING

Front facing uPVC double glazed window, wooden spindle banister, loft access.

## BEDROOM ONE 13'2" x 11'0" (4.03m x 3.36m)

Rear facing uPVC window, fitted single wardrobe, radiator, wooden floor boards.

## BEDROOM TWO 10'11" x 9'1" (3.35m x 2.78m)

Rear facing uPVC double glazed window, views over the garden, range of built in wardrobes, radiator, exposed wooden floor boards.

## BEDROOM THREE 8'3" x 6'11" (2.52m x 2.13m)

Front facing uPVC window, built in wardrobe.

## BATHROOM 6'11" x 5'11" (2.11m x 1.82m)

Front facing obscure uPVC window, standing Cast Iron bath with mixer rainfall shower over, glass splash screen, wooden storage unit with ceramic bowl wash basin, low level WC, radiator.

## OUTSIDE

The property is approached via a driveway for the row of cottages, Number 4 is the far end so is the only one that does not have a shared driveway across the fore, double gates open to the enclosed front garden, with a gravel parking and a selection of mature specimen trees and shrub planting, with a partially concealed LPG tank.

A major feature is the wonderful wrap around south facing rear garden which backs onto open fields behind with a view towards the Malvern Hills beyond. Includes a paved terrace and decked area to the rear with a pond water feature, lawn and beautifully stocked borders incorporating a fine variety of mature shrubs, plants and flowers with a mature tree for shade, the outlook is over fields and woodland providing a quiet and private situation.

## DIRECTIONS

Leaving Malvern on Worcester Road, proceed in the direction of Leigh Sinton. On reaching the T-junction in the village turn right in the direction of Bransford. At the traffic island next to the Bank House Hotel take the second exit towards Worcester. Continue along this road for approximately one mile turning left into Otherton Lane. Follow this lane almost to the far end, taking the last driveway on the left. Number 4 will be the last house in the row at the far end. To arrange a viewing or with any queries please call the office on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)





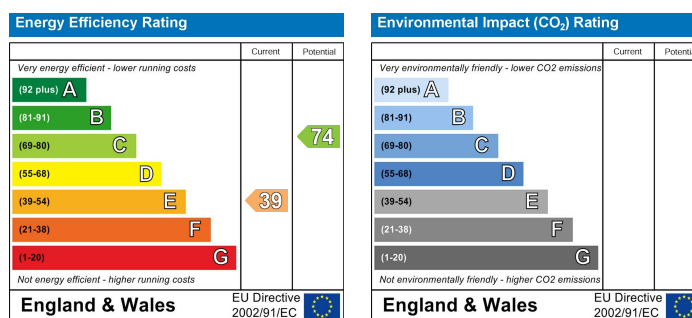
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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:** LPG fired central heating, 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: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: E39 Potential: C74



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