



**Allan Morris**  
estate agents

**Robinswood, Upper Ferry Lane,  
Callow End, WR2 4TL**

 **MAYFAIR**  
OFFICE GROUP

# Upper Ferry Lane, Callow End, WR2 4TL

A substantially extended and refurbished detached four-bedroom bungalow sat in a stunning three quarter of an acre plot in the heart of the village of Callow End. The versatile accommodation comprises entrance porch, entrance hall, sitting room, 27' large open plan refitted dining kitchen and family room, bespoke oak framed garden room, utility, cloakroom, main bedroom with dressing room and en-suite, three further bedrooms, luxuriously refitted main bathroom. Further benefits include; gas central heating, double glazing, gated driveway with ample parking and space for motorhome/caravan, recently constructed oak framed three bay open garage, bespoke timber workshop, and large mature private garden extending to 0.77 acres. Viewing a must to appreciate the size and versatility of home on offer.



## LOCATION

Callow End is located just outside of the vibrant city of Worcester and close to the beautiful town of Malvern and its stunning Malvern Hills. The village has a popular primary school, two village pubs and village shop.

Nearby Malvern is an exceptionally popular location offering a wide range of local amenities from supermarkets, restaurants, cafes, well regarded schools (both Private and State), the famous Malvern theatre and of course the superb walking over the hills and surrounding countryside. Malvern offers the best of both worlds with its rural surrounds and excellent transport links to the motorway, as well as direct trains to Birmingham and London.

The City of Worcester has a vast array of high street shops, restaurants and public houses. Good schooling is well-catered for including the renowned Kings and RGS Worcester. The Worcester bypass provides swift access to Junction 7 of the M5 Motorway providing good links to M42, M40 and M4. Regular trains also run from the Worcester Stations direct to Birmingham, London and the South West.

## ENTRANCE

Recessed porch, external courtesy lights to each side, tiled step, double glazed door with matching full height windows to either side to:

## ENTRANCE HALL

Wide range of ceiling downlighters, three contemporary vertical radiators, built in landing cupboard with shelving, access to roof space, NB the hall has been remodelled to allow the space for a staircase to be installed should a loft conversion be considered. Doors to:

## SITTING ROOM 16'8" x 10'3" + recess (5.10m x 3.13m + recess)

Rear facing double glazed double doors and full height windows to rear garden, recess ceiling down lighters, bespoke alcoves for television and media devices, contemporary vertical radiator, glazed door to garden room.

## KITCHEN DINER/FAMILY ROOM 27'6" x 22'11" (8.39m x 6.99m)

Large open plan living space, twin front aspect double glazed windows to kitchen and full height windows to dining area, rear aspect glazed double doors to rear garden, family area with recessed alcoves for television and media storage, contemporary vertical radiator, and parquet wooden flooring. Kitchen dining area with re-fitted kitchen comprising: wide range of floor and wall mounted contrasting grey hand made painted units under a stone effect compact laminate work surface, twin bowl stainless steel sink unit, integral electric hob and discrete rising extractor set within the island, integral hot tap for instant boiling water, twin Bosch ovens, tall American style fridge freezer, integral Bosch dishwasher, integral bin drawer, integral warming drawer, twin vertical radiators, ceramic tiled floor, space for large table.

**GARDEN ROOM 15'1" x 13'6" (4.61m x 4.12m)**

Oak framed vaulted garden room with West facing views over the gardens and woodland, four Velux roof lights, windows to three sides, twin doors to rear garden, two ceiling light points, vertical radiator, glazed door to sitting room.

**UTILITY 6'6" x 5'8" (2.00m x 1.74m)**

Front aspect double glazed window, recessed ceiling downlighter, extractor, fully tiled walls and flooring, stainless steel sink unit with storage below, space and plumbing for washing machine, space for tumble dryer, radiator.

**CLOAKROOM**

Recessed ceiling downlighters, extractor, fully tiled walls and floor, white suite comprising: wash hand basin with storage below, push flush WC, heated towel rail.

**MAIN BEDROOM 13'6" x 11'0" (4.13m x 3.37m)**

Rear aspect double glazed doors to rear garden with matching full height window to either side, ceiling light point, recessed ceiling down lighters, vertical radiator, doorway to:

**DRESSING ROOM 9'3" x 6'7" (2.82m x 2.03m)**

Recessed ceiling downlighters, range of fitted hanging rails, drawers and shelving, built in cupboard housing wall mounted boiler, obscure glass sliding door to:

**ENSUITE 10'9" x 11'1" (3.30m x 3.40m)**

Rear aspect obscure glass full height double glazed window, recessed ceiling down lighters, extractor, fully tiled walls and floor, white suite comprising: large walk in shower cubicle with rainfall and body shower, twin his and her sink units on a floating storage cupboard, hidden cistern push flush WC, heated towel rail.

**BEDROOM TWO 12'1" x 11'1" (3.70m x 3.40m )**

Dual aspect with front facing double glazed windows overlooking the garden, high level side aspect double glazed window, recessed ceiling down lighters, contemporary radiator.

**BEDROOM THREE 14'6" x 11'0" (4.43m x 3.37m)**

Front aspect double glazed window, recessed ceiling downlighters, contemporary radiator.

**BEDROOM FOUR/STUDY 11'1" x 10'1" (3.40m x 3.09m)**

Dual aspect with rear facing double glazed double doors with matching windows to each side giving access to the garden and side facing high level double glazed windows, recessed ceiling down lighters, vertical radiator.

**BATHROOM 9'4" x 7'5" (2.85m x 2.28m)**

Recessed ceiling downlighters, extractor, luxuriously white suite comprising: large slipper bath with waterfall tap over, large walk in shower cubicle with rainfall and body showers, contemporary oval wash hand basin on floating storage unit, push flush WC, heated towel rail.

**TRIPLE OPEN GARAGE 28'10" x 18'9" (8.81m x 5.72m)**

Timber framed, three bay open garage with pitched roof, power and light.

**FRONT GARDEN**

Gated driveway accessed via double iron gates which open to a large stone chip driveway with parking for numerous cars and space for motorhome or caravan. The majority of the front garden is laid to lawn with mature trees and shrubs sat behind a tall metal railing fence, access to either side to the rear garden.

**REAR GARDEN**

Large private westerly rear garden, mostly laid to lawn with a wide range of mature trees and shrub beds, large stone chip seating and entertaining area with space for el fresco dining and entertaining, steps down to patio with fire pit, raised vegetable beds, to the western boundary is a woodland area which includes a pair of beautiful oak., To the rear of garage, is a utility space with a large bespoke timber workshop with external lighting, and three bay composting area.

**DIRECTIONS**

From the Allan Morris in Malvern, turn left and head north on Worcester Rd (A449) for just over two miles. At the roundabout, take the 2nd exit and stay on Worcester Rd for 0.3 mile. Take the right hand turn signposted to Madresfield. After just over half a mile, take the left turn onto Jennet Tree Lane. At the T Junction (approx 2.6 miles), turn right towards Callow End. After the pub and the shop and village hall, take the left turn into Upper Ferry Lane. The private drive that leads to Robinswood number 37 can be found on the left hand side just before number 43. To arrange a viewing or with any queries please contact Allan Morris on 01684 561411 or via email malvern@allan-morris.co.uk

**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 gas, 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: G

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: B90

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

**ASKING PRICE**

£900,000

GROUND FLOOR  
2110 sq.ft. (196.0 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.0 sq.m.) approx.

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