



Allan Morris
estate agents

**Pear Tree House, Welland Road,
Hanley Swan, WR8 0DA**

 **MAYFAIR**
OFFICE GROUP

Welland Road, Hanley Swan, WR8 0DA

A stunning, individual, modern, detached home in the heart of the village offering over 2500 square feet of versatile accommodation. The high specification property which was completed in 2015 comprises; entrance hall, dual aspect sitting room with wood burner, 25' dining kitchen with quartz worktops and large island with breakfast bar, dual aspect family room which opens to a glazed veranda, utility, cloakroom, main bedroom with his and her wardrobes and full en-suite bathroom, three further double bedrooms each with en-suites. The specification includes; central heating, photovoltaic panels, double glazing, engineered oak or tiled flooring downstairs, walled landscaped front garden to sit and enjoy the morning sun, landscaped westerly rear gardens with glazed veranda and oak framed arbour, large attached garage and parking. Viewing a must to appreciate the size and quality of this wonderful village home in the very heart of one of Worcestershire's favourite villages, a short walk to the village green, post office and The Swan Inn.



ENTRANCE PORCH

Wide Oak framed open porch, courtesy light, tiled floor, double glazed door to:

ENTRANCE HALL

Double glazed velux roof light, recessed ceiling down lighters, large built in coats cupboard, radiator, tiled floor, door to:

SITTING ROOM 22'7" x 12'8" (6.90m x 3.88m)

Dual aspect with double glazed window to either side, two ceiling light points, recessed ceiling down lighters, modern 'ABX' wood burner on tiled hearth, radiator, engineered oak flooring, door to:

INNER HALL

Double glazed door to landscaped front garden, recessed ceiling down lighters, large walk in under stairs cupboard with heat store, contemporary vertical radiator, stairs to first floor, tiled floor, door to:

CLOAKROOM

Side aspect double glazed window, recessed ceiling down lighters, extractor, wash hand basin with storage below, push flush WC, radiator, continued tiled floor.

DINING KITCHEN 25'5" x 16'3" (7.76m x 4.96m)

Rear aspect double glazed window overlooking gardens, wide range of ceiling downlighters, luxuriously fitted kitchen comprising a wide range of dove grey units under a quartz work surface with contrasting charcoal central island and breakfast bar with a matching quartz work surface, inset two bowl sink unit, integral hob, twin integral ovens, full height integral fridge, full height integral freezer, three contemporary vertical radiators, space for dining table, continued tiled, open plan to:

FAMILY ROOM 15'1" x 12'9" (4.61m x 3.89m)

Triple front aspect full height windows, wide range of ceiling down lighters, two vertical radiators, engineered oak flooring, rear aspect twin sliding doors with matching windows either side leading to rear garden veranda and seating area.

UTILITY 7'10" x 3'9" (2.39m x 1.15m)

Side aspect double glazed window, recessed ceiling down lighters, space and plumbing for washing machine with work surface over and storage below, radiator, tiled floor.

LANDING

Side aspect obscure glass double glazed window, side aspect double glazed Velux roof light, recessed ceiling down lighters, built in laundry cupboard with slatted shelving, doors to:

MAIN BEDROOM 16'4" x 12'11" (4.99m x 3.94m)

Dual aspect with front and side facing double glazed window, recessed ceiling down lighters, twin built in his and hers wardrobes with hanging rails and shelving, radiator, engineered oak flooring, door to:

EN-SUITE 12'11" x 5'10" (3.95m x 1.78m)

Side aspect double glazed window, recessed ceiling down lighters, contemporary four piece white suite comprising, large walk in shower cubicle with rain fall and body showers, panel bath, floating wash hand basin with storage below and lit mirrored cabinet over, push flush WC, heated towel rail, radiator, continued engineered oak flooring.

BEDROOM TWO 16'6" x 11'5" + wardrobe recess (5.04m x 3.50m + wardrobe recess)

Rear facing double glazed window with seasonal views to the Malvern Hills, recessed ceiling down lighters, built in double wardrobe with hanging rail and shelving, radiator, engineered oak flooring, door to:

EN-SUITE 8'4" x 3'11" (2.55m x 1.2m)

Front aspect double glazed window, recessed ceiling down lighters, extractor, large walk in shower cubicle, pedestal wash hand basin, push flush WC, heated towel rail, continued engineered oak flooring.

BEDROOM THREE 16'4" x 11'2" max (4.98m x 3.41m max)

Rear aspect double glazed window, recessed ceiling down lighters, built in double wardrobe with hanging rail and shelving, access to roof space, radiator, engineered oak flooring, door to:

EN-SUITE 8'11" x 3'2", (2.73m x 0.99)

Side aspect double glazed window, recessed ceiling down lighters, extractor, walk in shower cubicle, pedestal wash hand basin, push flush WC, heated towel rail, continued engineered oak flooring.

BEDROOM FOUR 12'3" x 11'0" (3.75m x 3.36m)

Twin front aspect double glazed velux windows with fitted blinds, ceiling light point, radiator, engineered oak flooring, door to:

EN-SUITE 7'8" x 2'11" (2.34m x 0.90m)

Ceiling light point, extractor, walk in shower cubicle, pedestal wash basin, push flush WC, heated chrome towel rail, continued engineered oak flooring.

GARAGE 19'1" x 14'5" (5.84m x 4.41m)

Accessed via remote electric roller shutter doors, ceiling light point.

GARDENS AND PARKING

Property accessed via a private stone chip drive leading to two properties from the Welland Road, this opens at the top to provide parking for four/five cars, leads to the garage and a gate with secure video entry opens to the walled front garden.

FRONT GARDEN

Low maintenance, landscaped, walled front garden, mainly laid to flag stoned style paving with specimen pear trees with box hedging surrounds, providing a wonderful space to sit and catch the morning sun.

REAR GARDEN

Landscaped westerly rear garden with flag stoned paved patio area with space for table and chair covered with a glass veranda, perfect to sit and enjoy the evening sun. This opens to a formal lawn with mature flower and shrub beds to the borders and specimen mature fruit and pear trees, oak framed arbour ideal as a covered barbeque area with timber built store to side.

DIRECTIONS

From the Allan Morris office in Malvern bear right, across Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately two miles past the Three Counties Showground and into the village of Hanley Swan. Upon reaching the crossroads by the duck pond and village green, turn right onto the Welland Road. Follow this for a short distance and the entrance to the driveway for Pear Tree House is on the right hand side.

WHAT THREE WORDS: mush.roaming.apples - this takes you to the private drive leading to the two houses

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

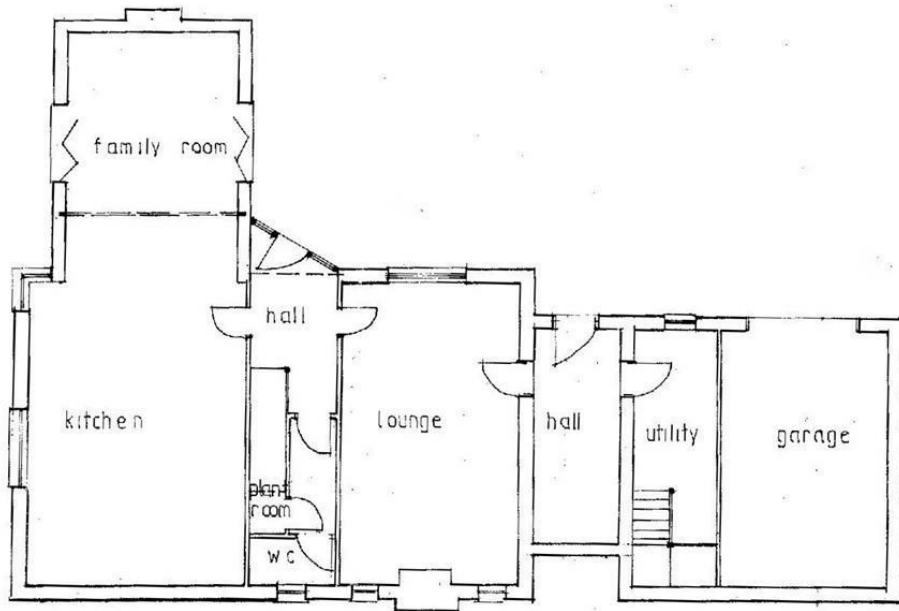
SERVICES: Mains electricity, water and drainage are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

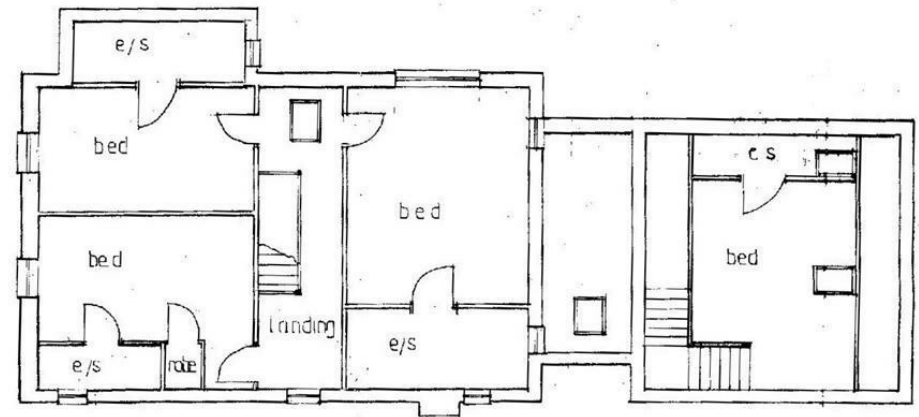
ENERGY PERFORMANCE RATINGS: Current: B88 Potential: B88

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

ASKING PRICE - £800,000



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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