



Allan Morris
estate agents

**Magnolia Cottage, Worcester Road, Hanley Swan,
WR8 0EA**

 **MAYFAIR**
OFFICE GROUP

Worcester Road, Hanley Swan, WR8 0EA

A stunning detached oak framed three/four bedroom home with double open garage, and west facing rear garden with views along the Malvern Hills. Magnolia Cottage is situated in a private plot in the heart of the village of Hanley Swan, a short walk to the village green, Post Office, and The Swan Inn. The accommodation comprises: entrance hall with built-in coats cupboard, front to back sitting room with inglenook fireplace and woodburner, bespoke solid wood dining kitchen, 27' vaulted ceiling garden room with double sided central woodburner, utility, cloakroom, detached oak framed home office, main bedroom with dressing room (originally designed as bedroom four, and en-suite, two further double bedrooms both with en-suites. The property sits in a private plot with gated access to a spacious driveway and open double garage. The landscaped, private, west facing garden has views along the Malvern Hills. Viewing is a must to appreciate the quality and specification of the lovely village home. NO ONWARD CHAIN



CANOPY PORCH

Twin carriage lights, paved floor, solid oak front door with bullseye glass panel to:

HALL 20'5" x 8'5" (6.24m x 2.57m)

Four wall light points, exposed beam, radiator, stairs to first floor with under stairs storage cupboard, built-in double coats cupboard with hanging rail and shelf, solid oak flooring, glazed doors to garden/dining room, solid oak cottage style doors to:

SITTING ROOM 20'6" x 12'6" (6.25m x 3.82m)

Dual aspect with front aspect double glazed windows and rear aspect double glazed French door to the rear garden patio with space for table and chairs and views to the Malvern Hills, exposed beams, four wall light points, large inglenook style fireplace with oak mantle, Villager wood burner, two radiators.

DINING KITCHEN 20'5" x 12'3" (6.23m x 3.75m)

Front aspect double glazed window, recessed ceiling downlighters, bespoke fitted solid wood kitchen painted in Farrow and Ball paint, comprising a range of floor and wall mounted white cottage style units and matching central island, under a black granite work surface. Belfast style sink with mixer tap over and drainage grooves to side. Rangemaster Professional range style cooker with

Induction hob and double ovens, integral dishwasher, space for tall fridge freezer, space for dining table with two wall light points to side, built-in matching dresser in alcove to side, Karndean wood plank effect flooring, cottage style door to rear hall, glazed door to:

GARDEN ROOM 27'7" x 10'9" (8.43m x 3.30m)

Impressive oak frame garden room with vaulted ceiling throughout and central fireplace with double sided Vesta wood burner, double glazed windows to rear and side aspect, with westerly views over the garden to the Malvern Hills, Karndean wood plank flooring, double glazed French doors to the rear garden patio.

REAR HALL

Recessed ceiling downlighters, solid wood door with glass panel to side garden. continued Karndean flooring, cottage style latched doors to:

UTILITY 8'0" x 5'10" (2.45m x 1.79m)

Front aspect double glazed window, recessed ceiling downlighters, Belfast style sink with mixer tap over, wide range of built-in floor to ceiling storage cupboards, floor mounted Worcester oil fired boiler, continued karndean flooring.

LANDING

Ceiling light point, access to roof space, smoke alarm, radiator, cottage style latch doors to:

MAIN BEDROOM 12'11" x 12'5" (3.96m x 3.80m)

Rear aspect double glazed window with westerly views to the Malvern Hills, exposed ceiling beams, ceiling light point, radiator, cottage style doors to:

DRESSING ROOM (BED FOUR) 12'4" x 7'1" (3.77m x 2.17m)

Front aspect double glazed window, recessed ceiling downlighters, exposed beams, wide range of bespoke fitted dressing room furniture to include hanging rails and shelving. Originally planned as bedroom four, the dressing room could be converted back to a bedroom with a repositioning of the doors).

EN SUITE BATHROOM 9'6" x 7'1" (2.90m x 2.17m)

Rear aspect double glazed velux roof light with fitted blind, recessed ceiling down lighters, extractor, white suite comprising: claw foot roll top bath with telephone style mixer shower over, wash hand basin with marble top and storage below, WC, heated towel rail, tiled floor, access to eaves storage.

BEDROOM TWO 12'5" x 10'0" (3.81m x 3.07m)

Rear aspect double glazed window with westerly views to the Malvern Hills, recessed ceiling down lighters, exposed beam, radiator, cottage style door to:

EN SUITE 8'3" x 5'1" (2.54m x 1.56m)

Rear aspect double glazed window, recessed ceiling downlighters, extractor, contemporary white suite comprising: floating wash hand basin with storage drawers below and wall light point over, hidden cistern push flush WC, walk-in shower with rainfall and body shower, heated towel rail, radiator, fully tiled walls and floor.

BEDROOM THREE 12'5" x 10'0" (3.80m x 3.07m)

Front aspect double glazed windows, recessed ceiling down lighters, exposed beam, radiator, cottage style door to:

EN SUITE 7'7" x 5'10" (2.33m x 1.79m)

Front aspect double glazed window, recessed ceiling downlighters, extractor, contemporary white suite comprising: floating wash hand basin with cupboard below and wall light point over, hidden cistern push flush WC, walk-in shower with rainfall shower, heated towel rail, radiator, fully tiled walls and floor.

FRONT GARDEN

Private front garden accessed from the Worcester Road by a pair of tall wooden gates mounted on brick pillars, matured conifer hedge to the front boundary providing a high degree of privacy. The gates open to a stone chip driveway providing parking for four to five cars and giving access to the double open garage, front door and access to either side to the rear garden.

DOUBLE OPEN GARAGE 27'7"n x 13'10" (8.42m x 4.22m)

Bespoke oak framed double open garage, eaves storage, power points, concrete floor.

REAR GARDEN

Enclosed landscaped, private west facing rear garden with views along the

Malvern Hills, initial wide paved patio accessed from the sitting room and the garden room with plenty of space for table and chairs and alfresco dining, raised flower and shrub beds to side, oak framed outdoor covered kitchen area with block paved floor, formal lawn with flower and shrub beds to the side, timber garden shed.

HOME OFFICE 9'1" x 8'9" (2.77m x 2.68m)

Bespoke, detached, oak fitted home office with vaulted ceiling, double glazed full height windows to side with views over the garden, high level double glazed windows to the rear, power points, solid wood flooring.

DIRECTIONS

From our office in Malvern turn right and pass along Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles into the village of Hanley Swan, upon reaching the crossroads with the duck pond on the left turn left headed towards Worcester. Magnolia Cottage can be found after a short distance on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any questions, please call us on 01684 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS - mountains.take.duplicate

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

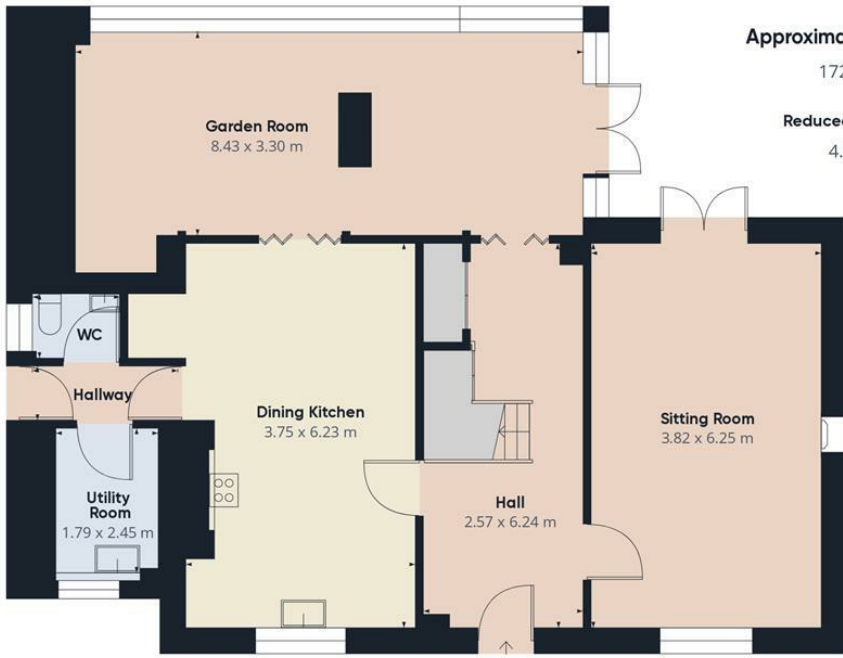
SERVICES: Mains electricity, water and drainage are connected. Central heating is Oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: C78

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

ASKING PRICE - £800,000

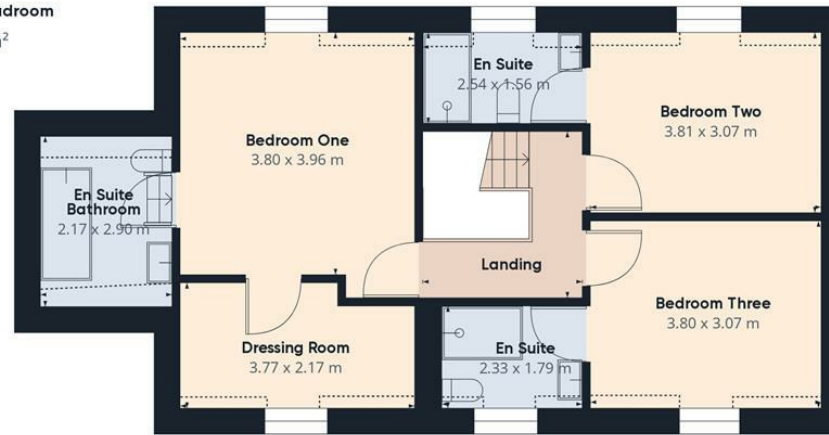


Approximate total area⁽¹⁾

172.33 m²

Reduced headroom

4.21 m²

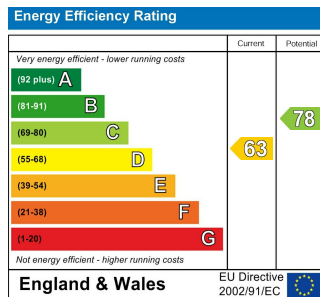


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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EPC



Material Information Report



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