



Allan Morris
estate agents

**Orchard House, Roberts End, Hanley Swan,
WR8 0DN**



MAYFAIR
OFFICE GROUP

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Orchard House is an extended, detached, five bedroom home, set in landscaped gardens and paddocks of 4.46 acres, with far reaching views of the length of Malvern Hills. Situated on the outskirts of the village of Hanley Swan, it is still within walking distance of the facilities. The property which has been greatly improved by the current owners comprises; large hallway, a spacious lounge with access to the garden and stunning views. Dining room and Snug. Completing the ground floor is a light filled bespoke, Jon Riley dining kitchen with patio doors onto a private terrace. The first floor consists of five bedrooms, one with balcony, two en-suites and a family bathroom. One of the main features of this beautiful home are the landscaped grounds with small arboretum and paddock all of which overlook the countryside to the Malvern Hills beyond. The property is entered via a sweeping return driveway. Leading from the driveway is a double garage, and a further gate which opens to the equestrian facilities which include a comprehensive stable block, menage and paddock. Viewing a must to appreciate the wonderful location and views.



ENTRANCE HALL 15'0" x 9'10" (4.59m x 3.01m)

Accessed via a solid oak front door with double glazed window to side overlooking the front garden and drive. Recessed lighting, smoke alarm, radiator, engineered oak plank flooring, stairs to first floor, oak internal doors to:

SITTING ROOM 21'5" x 17'10" (6.54m x 5.46m)

Dual aspect with twin double glazed window to rear overlooking the gardens and paddock, double glazed window and double glazed French doors to side with panoramic views over the gardens and along the Malvern Hills, coving, six hall light points, ornate fire surround with floor mounted wood burner, slate hearth, three radiators, glazed double door to:

SNUG 17'11" x 9'7" (5.48m x 2.94m)

Side aspect double glazed window with views over the garden to the Malvern Hills, coving, ceiling light point, radiator, wide opening to:

DINING ROOM 17'11" x 10'5" max (5.47m x 3.18m max)

Dual aspect with front aspect double glazed bay window and side aspect double glazed French doors with views over and access to the garden, ceiling light point, coving, wall light point, radiator.

EXTENDED DINING KITCHEN 16'5" max x 16'4" max (5.01m max x 4.99m max)

A lovely light and extended room with windows to all aspects, side aspect double glazed French doors to private rear garden patio with space for table and chairs to enjoy al

fresco dining over the garden, Recessed ceiling downlighters, picture rail. Bespoke Jon Riley fitted kitchen comprising of wide range of floor and wall mounted cream units under a dark granite work top. One and a half bowl sink unit with mixer tap over, integral hob with discrete extractor over, integral oven, integral dishwasher, integral fridge, integral freezer, contemporary wall mounted radiator, second radiator, space for breakfast table and chairs, tiled floor.

CLOAKROOM

Rear aspect obscure glass double glazed window, recessed ceiling down lighter, extractor, white suite comprising: corner wash hand basin with storage below, push flush WC, heated chrome towel rail, tiled floor.

UTILITY 9'1" x 4'7" (2.78m x 1.40m)

Front aspect double glazed window, recessed ceiling down lighters, range of wall and floor mounted white units, under a wood block effect work top, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, radiator, tiled floor.

LANDING

Front aspect double glazed roof light, three ceiling light points, access to roof space, radiator, oak doors to:

MAIN BEDROOM 14'0" max into wardrobe x 13'2" (4.27m max into wardrobe x 4.02m)

Dual aspect with double glazed windows to side and rear overlooking the gardens,

paddocks and with panoramic views over the Malvern Hills, ceiling light point, range of bespoke fitted wardrobes, radiator, door to walk-in wardrobe with light, shelving and hanging rail. Door to:

ENSUITE 9'10" x 4'3"?m (3.00m x 1.3?m)

Side aspect obscure glass double glazed window, ceiling light point, extractor, white suite comprising: large walk-in shower with rainfall and body showers, wash hand basin with storage below, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

GUEST BEDROOM 16'1" x 11'0" (4.92m x 3.37m)

Dual aspect with double glazed full height windows to the front and rear aspect double glazed double French doors leading to glazed balcony with space for table and chairs to sit and enjoy the views over the gardens and paddocks, recessed ceiling down lighters, two wall light points to either side of the bed, radiator. Door to:

ENSUITE 8'4" x 3'10" (2.56m x 1.18m)

Recessed ceiling down lighters, extractor, white suite comprising: walk-in shower, wash hand basin with storage below and lit mirror over, push flush WC, heated towel rail, part tiled walls, tiled floor.

BEDROOM THREE 17'11" max into wardrobe x 10'5" m max (5.47m max into wardrobe x 3.20 m max)

Dual aspect with double glazed window to front and side with views along the Malvern Hills, ceiling light point, range of full width bespoke fitted wardrobes with hanging rail and shelving, radiator.

BEDROOM FOUR 9'10" x 9'8" (3.01m x 2.96m)

Side aspect double glazed window with views over the garden and along the Malvern Hills, ceiling light point, built-in double storage cupboards, radiator.

BEDROOM FIVE 10'0" x 6'0" (3.05m x 1.85m)

Side aspect double glazed velux roof light with fitted blinds, ceiling light point, radiator.

MAIN BATHROOM 9'6" x 4'6" (2.91m x 1.39m)

Light tunnel, ceiling light point, extractor, white suite comprising: panel bath with shower over and screen to the side, pedestal hand basin, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

FRONT GARDEN

The property is accessed via a pair of double wooden gates, which sit back from the road with a pull in area and which open to a circular return drive. The front garden is enclosed by metal estate fencing and is mostly laid to lawn with a range of mature trees and shrubs, flower and shrub beds. A paved path leads to the front door, gated access to the main westerly part of the garden and a five bar gate leading to additional drive space, the stabling, garaging and menage.

REAR GARDEN & PADDOCKS

The majority of the formal gardens to the property, sit to its West and rear. They have been landscaped by its current owners to provide a wide range of flower and shrub beds, specimen trees and a number of mature trees situated within the boundaries. There is also an ornamental pond, small orchard, and the layout has been designed to take maximum advantage of the westerly views over the gardens and surrounding countryside, and you can see the full length of the Malvern Hills perfect for evening sunsets. The gated access from the front drive opens to a tarmac parking area for further cars, with a double garage, two stables accessed in the first section, further lawn and planting, greenhouse and a range of raised beds. A third five bar gate opens to a concrete parking area with plenty of space for a horse box and lorry, a further three stables one of which could be used as a tack room. Gates from the parking area lead to

a 40m x 20m menage with a further gate opening to the paddock, again from all areas of the paddock are breath taking panoramic views along the Malvern Hills. Situated to the North West end of the paddock is small woodland with both mature and recent planted trees, also containing a wildlife pond.

DOUBLE GARAGE 23'0" x 18'0" (7.03m x 5.49m)

Double garage with twin double opening doors to the fore and window the rear, power and light.

STABLING

The stabling for the property is contained within two blocks. The first comprising of two stables, the second of three stables in an L shape with the middle stable being ideal for a tack room. The stable have a water source, power and light.

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 continue straight on in the direction of Upton. Orchard House can be found on the left hand side about a quarter of a mile after the crossroads

WHAT THREE WORDS

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 oil fired. Solar panels and fitted to the south facing room are estimated to reduce costs by 50%. 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: C69 Potential: C80

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

ASKING PRICE - £1,200,000



