



**Allan Morris**  
estate agents

**Holly House, Beauchamp Lane, Callow End,  
Worcestershire, WR2 4UG**

 **MAYFAIR**  
OFFICE GROUP



## Beauchamp Lane, Callow End, WR2 4UG

An exceptional, individual and high specification family home, situated in a generous plot on the edge of the popular village of Callow End. Substantially extended and upgraded to provide flexible and generous accommodation throughout, the property comprises; central entrance hallway, sitting room, large open plan family room and re-fitted kitchen with large bi-fold doors opening to the garden. Additional ground floor reception room, that could also be used as an addition bedroom, cloakroom, study, cellar rooms, first floor landing, five bedrooms, vaulted master bedroom with en-suite, two additional bathrooms. The property is approached through electric double gates and offers a high degree of privacy, with a well maintained and flat garden of approximately 1/2 of an acre with a pond water feature, with ample parking and a detached double garage. An early viewing is essential to appreciate the position, very generous accommodation and plot on offer.



### **ENTRANCE**

Hardwood front door with frosted glass panels, open to:

### **ENTRANCE CENTRAL HALLWAY**

Front facing uPVC window, side facing uPVC window, stairs leading to first floor with wooden spindle banister, radiator, wood effect tile floor, spot lighting, oak doors to:

### **SITTING ROOM 22'4" x 13'10" (6.83m x 4.22m)**

Side aspect uPVC window, contemporary Bath stone fireplace with slate hearth, Clearview log burner, satellite and television point, radiator, integrated speaker system, wooden bi-fold doors open to:

### **OPEN PLAN KITCHEN/DINING AND FAMILY LIVING SPACE 33'2" x 12'7" plus kitchen (10.11m x 3.86m plus kitchen)**

Superb open plan living space with six panel bi-fold doors opening to the garden,

two further rear facing windows, feature lantern ceiling window with integrated LED lighting, continued integrated speaker system, continued wood effect tile floor, spot lighting, underfloor heating, open to:

### **KITCHEN 15'3" x 11'5" (4.67m x 3.48m)**

Side facing uPVC window. Recently installed bespoke Harvey Jones solid wooden kitchen with a range of cabinets and quartz work surfaces over. Includes a peninsular dining area. Inset sink and drainer unit with Quooker boiling and filtered water tap, integrated wine fridge, dishwasher and electric oven/microwave. Space for a range cooker and space for an American fridge freezer (possibly available by negotiation), extractor hood, larder style cabinet, pan drawers, continued flooring with underfloor heating and spot lighting. Door to the Entrance Hallway.

### **UTILITY 9'8" x 7'1" (2.96m x 2.18m)**

Side facing uPVC window, range of fitted eye and base level units, solid wooden

worktop with waterproof splash back, inset stainless steel sink and drainer unit with a mixer tap, space and plumbing for automatic washing machine and tumble dryer, space for other appliances, heated towel rail.

**SITTING ROOM/STUDY/BEDROOM SIX 13'5" x 13'3" (4.11m x 4.04m)**

Side aspect uPVC window, currently used as an office but this room would work equally well as a sitting room/snug or ground floor bedroom for guest or dependent relative, radiator, television point, oak door to study.

**REAR HALLWAY / BOOT ROOM 13'6" x 6'11" (4.13m x 2.12m)**

Side facing uPVC window, front facing uPVC 'back door', telephone and broadband point, radiator.

**WC**

Side facing obscure uPVC window, low level WC, modern white vanity unit with wash basin, tiled floor, radiator.

**FIRST FLOOR - LANDING**

Side aspect uPVC window, airing cupboard housing Worcester Bosch gas fired boiler and hot water tank, additional storage cupboard, wooden spindle banister, loft access, oak doors to:

**BEDROOM ONE 11'5"x 12'6" (3.50m x 3.82m)**

Impressive master suite with vaulted ceiling and full height window and double doors opening to the rear, overlooking the garden with glass Juliet balcony, large four panel built in wardrobe with sliding mirror doors, wall mounted television point, radiator, frosted glass sliding door to:

**EN-SUITE**

Double size walk in shower with electric Mira shower over and sliding glass door, low level WC, wash basin with storage below, heated towel rail, light tube, spot lighting and extractor fan.

**BEDROOM TWO 10'9" x 10'4" (3.29m x 3.15m)**

Side facing uPVC window with a view of Stanbrook Abbey and the Malvern Hills, double built in wardrobe with Oak doors with hanging rail and shelving, radiator.

**BEDROOM THREE 13'9" x 8'11" (4.21m x 2.72m)**

Rear facing uPVC window, double built in wardrobe, radiator.

**BEDROOM FOUR 9'10" x 6'11" (3.02m x 2.12m)**

Side facing uPVC window, radiator, walk in wardrobe, recess for dressing table/desk.

**BEDROOM FIVE 10'11" x 5'11" (3.34m x 1.81m)**

Rear facing uPVC window overlooking the garden, double built in wardrobe, radiator, telephone point. Potential dressing room as part of master suite.

**FAMILY BATHROOM 5'5" + shower recess x 8'2" (1.66m + shower recess x 2.50m)**

Side facing obscured uPVC window, panel bath with rain water shower over, low level WC, wash basin with storage below, heated towel rail, tiled walls, built in airing cupboard with slatted wooden shelving.

**FAMILY SHOWER ROOM 7'8" x 7'5" (2.36m x 2.27m)**

Side facing obscure uPVC window, corner shower cubicle with electric shower and sliding door, vanity unit with storage below basin, low level WC, radiator, tiled walls. Potential en-suite to bedroom two.

**CELLAR ROOM ONE 12'11" x 12'6" (3.95m x 3.83m)**

Externally accessed offering useful storage and possible conversion potential, two interconnecting rooms. Power and light, door to:

**CELLAR ROOM TWO 15'7" x 12'3" max (4.77m x 3.75m max)**

Partially divided with vaulted ceiling.

**OUTSIDE**

**GARDENS**

Approached by driveway via electrically operated double gates into the gardens with high brick walls and hedgerow for privacy, with ample driveway laid to stone chippings and block paving area leading to garage. Exterior inset LED path lighting. The remainder of the southerly aspect garden is laid to flat lawn, with a pond and water feature, shared with the neighbours and established hedgerow and shrub borders. There is a timber pergola for outside dining and exterior lighting. Plot continues to side and front of the property with access to the cellar being external. This a delightful family and dog friendly garden, secure and private, with fields beyond with extensive country paths for walking and an excellent village park a short walk away.

**DOUBLE GARAGE 21'1" x 18'1" (6.438m x 5.53m)**

Detached double garage sits in the plot. Electric double up and over door, window and door to rear, power and light and loft storage.

**DIRECTIONS**

From Malvern, proceed to Barnards Green and onto the Guarlford Road. Go to the very end T-junction and turn left in the direction of Callow End. On reaching the village, go past the shop on the right and turn right opposite the Blue Bell pub into Beauchamp Lane. Proceed along the lane. The property driveway is found on the right named Holly House

Coming from Worcester, go straight on at the large roundabout on the A449 and turn left in the direction of Upton. As you come into Callow End turn sharp left opposite the Blue Bell Pub. Proceed along the lane. The property driveway is found on the right named Holly House

**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, electricity and water are connected, drainage is private . 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: C72 Potential: C77

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

**ASKING PRICE - 925,000**



Ground Floor Building 1

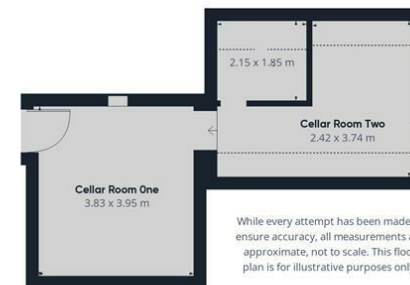


Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
293.96 m<sup>2</sup>  
(3164 Sq Ft)  
Reduced headroom  
5.28 m<sup>2</sup>



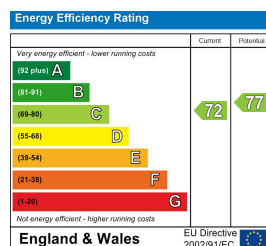
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## EPC



## Material Information Report



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