



**Allan Morris**  
estate agents

Hamdon, Gilberts End, Hanley Swan, WR8 0AS

 **MAYFAIR**  
OFFICE GROUP



## Gilberts End, Hanley Swan, WR8 0AS

A substantially extended, detached, four bedroom, family home with large gardens in a sought after village location. The accommodation comprises; entrance hall, lounge diner, large family room/main dining room, breakfast kitchen, utility, cloakroom, four bedrooms, large main bathroom. Further benefits include: large front garden with gated driveway, and garage, large rear garden with workshop, potting shed, and summer house. Central heating & double glazing. Situated on the edge of the village with good access to Hanley Swan facilities, including Hanley Swan Primary School, Village Hall, The Swan Inn and village green. Viewing a must to appreciate the size and location of home on offer.



### **CANOPY PORCH**

Outside courtesy light, tiled floor, obscure glass double glazed door with full height windows to either side opening to;

### **ENTRANCE HALL 12'10" x 6'6" (3.92m x 1.99m)**

Ceiling light point, ornate coving, radiator, stairs to first floor with windows, storage cupboard, doors to:

### **CLOAKROOM 6'7" x 4'5" (2.01m x 1.37m)**

Front aspect obscure glass double glazed window, ceiling light point, white suite comprising: wash hand basin, WC.

### **LIVING ROOM 22'3" x 13'11" x 10'11" (6.79m x 4.26m x 3.33m)**

Dual aspect with double glazed windows to front and side aspect, two ceiling light points, ornate cornicing, feature stone fire surround with inset wood burner, two radiators, door to breakfast kitchen, doors to:

### **DINING ROOM 18'0" x 11'0" (5.49m x 3.36m)**

Dual aspect with side aspect double glazed window and rear aspect double glazed window looking over the private rear garden, ceiling light point, ornate cornicing, two wall light points, two radiators.

### **BREAKFAST KITCHEN 14'5" x 8'11" (4.40m x 2.72m)**

Twin rear aspect double glazed windows, two ceiling light points, fitted kitchen comprising: range of floor and wall mounted units under a granite effect work top, stainless steel single drainer sink unit, integral electric hob, integral double oven, space for dishwasher, integral fridge, floor mounted oil fired boiler, space for breakfast table, tiled floor, door to:

### **UTILITY 8'5" x 6'11" (2.57m x 2.11m)**

Rear aspect double glazed door giving access to rear garden, ceiling light point, space and plumbing for washing machine, space for tumble dryer, space for further appliances, door to:

### **GARAGE 18'0" x 8'5" (5.49m x 2.57m)**

Front aspect up and over door, ceiling light point, side aspect window, eaves storage, power points.

### **LANDING**

Side aspect double glazed window with half landing, ceiling light point, access to roof space, cornicing, two ceiling light points, smoke alarm, doors to:

**BEDROOM ONE 14'0" x 11'0" (4.27m x 3.36m)**

Front aspect double glazed window, ceiling light point, radiator, built-in double wardrobe with hanging rail and shelving.

**BEDROOM TWO 18'0" x 11'1" (5.49m x 3.38m)**

Rear aspect double glazed window with views over the rear garden, ceiling light point, two wall light points, radiator, large fitted full height wardrobes.

**BEDROOM THREE 14'0" max x 8'11" max (4.27m max x 2.74m max)**

L shaped, side aspect double glazed window, ceiling light point, radiator, built-in double wardrobe with hanging rail and shelving, built-in airing cupboard containing hot water cylinder and slatted shelving.

**BEDROOM FOUR 9'10" x 6'7" (3.00m x 2.01m)**

Front aspect double glazed window, ceiling light point, radiator.

**BATHROOM 8'11" x 7'10" (2.72m x 2.41m)**

Dual aspect with double glazed windows to side and rear, ceiling light point, extractor, panel bath, shower cubicle, WC, pedestal wash hand basin, radiator, part tiled walls.

**GARDENS**

FRONT GARDEN: Accessed by double wrought iron gates from the lane which opens to a stone chip driveway providing parking for two to three vehicles and giving access to the garage and front door, with an additional turning space to the side, and potential for more parking if required. The garden sits behind a maintained hedge, it is mostly laid to lawn with mature flower shrub beds to the side. A small stone chipped seating area to the front of the property provides space for a bench to sit and enjoy the view over the garden, paths to either side lead to the rear garden.

Rear Garden: - Accessed from the utility is a wide paved area, space for table and chairs with the oil tank behind trellis screening, step leads up to a level lawn, flower and shrub beds to the side, stone chip area for seating and to the rear of the garden is a large timber workshop, a second timber potting shed, a timber summerhouse, and greenhouse in the corner.

**WORKSHOP 14'7" x 9'11" (4.45m x 3.04m)**

Timber frame workshop, windows to side and rear, concrete floor.

**POTTING SHED 18'2" x 7'6" (5.55m x 2.31m)**

Windows to side aspect

**SUMMERHOUSE 8'0" x 7'6" (2.44m x 2.31m)**

Timber summer house with double doors opening to the gardens and windows to the side.

**DIRECTIONS**

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After about two miles fork left into Hanley Road (signed The Three Counties Showground and Upton). Follow this route for about a mile passing through a set of traffic lights, continuing on into the village of Hanley Swan. In the village centre, opposite the pond, turn right at a crossroads towards Gloucester and Welland. Pass the village school on your right, taking the next left turn signed Gilberts End. Follow this lane for around half a mile. The property is on the left hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS: pursue.good.strut

**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

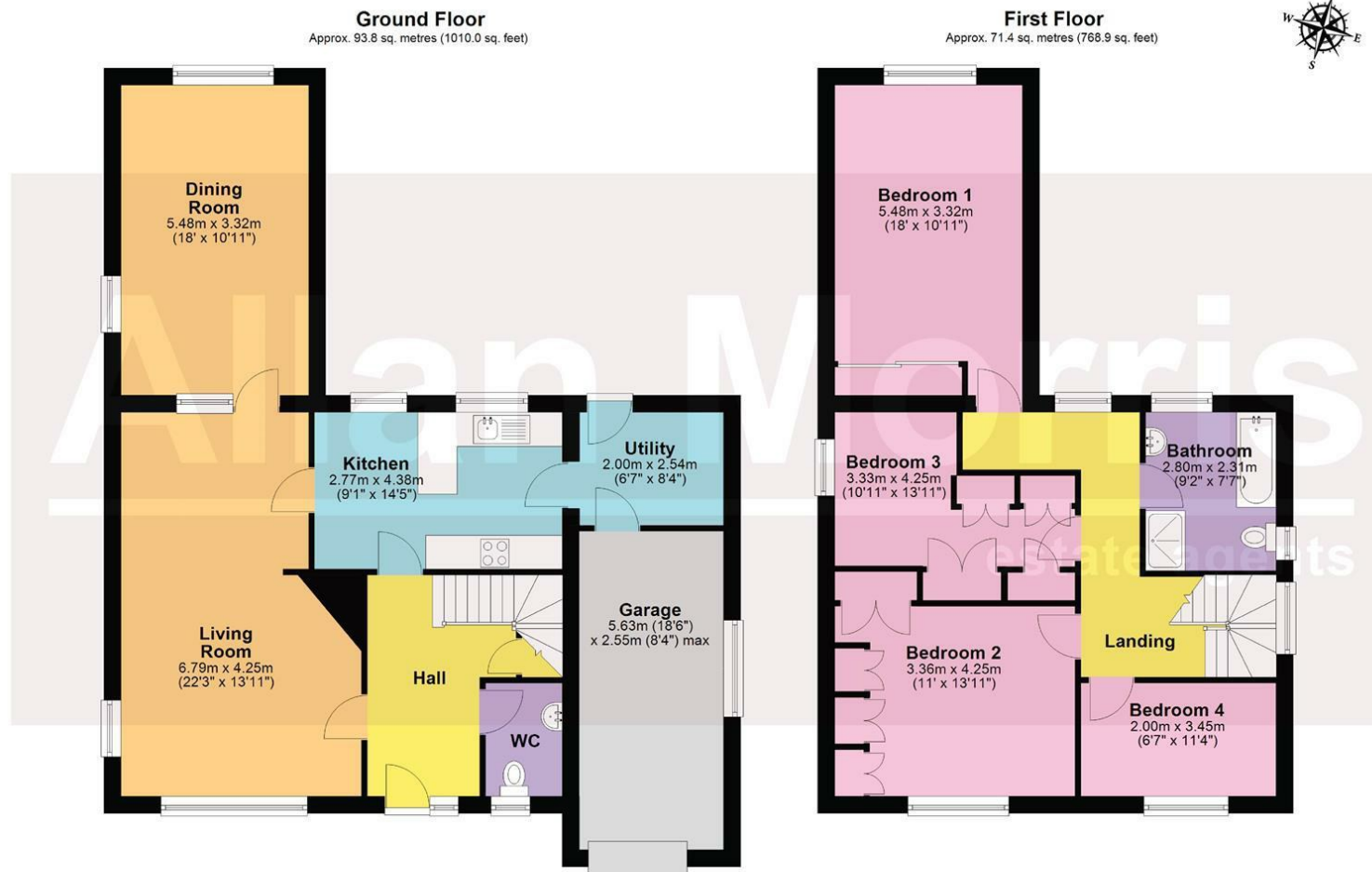
SERVICES: Mains electricity, water and drainage are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

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

ENERGY PERFORMANCE CERTIFICATE: Current E47 Potential C73

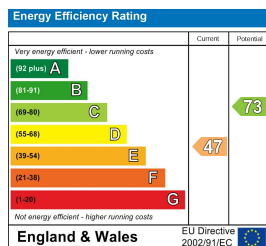
**ASKING PRICE - £620,000**



Total area: approx. 165.3 sq. metres (1779.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## EPC



## Material Information Report



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