

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A Charming Detached Cottage-Style Property Situated Within The Favoured Village Of Colwall Offering Well-Proportioned And Flexible Accommodation Comprising Sitting Room, Snug, Study, Breakfast Kitchen With Garden Room Off, Utility Room, Cloakroom With Shower, Four Bedrooms, Family Bathroom, Mature Enclosed Garden Extending To Approximately 0.25 Acre With Off Road Parking.**

**EPC D.**

## The Oaks – Guide Price £698,000

Walwyn Road, Colwall, Malvern, Herefordshire, WR13 6QT

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# The Oaks

## Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

## Property Description

The Oaks is a detached cottage-style character property of considerable charm standing in a lovely area of garden extending to approximately a quarter of an acre within the sought-after village of Colwall.

The property offers good-sized family accommodation, is well presented and benefits from gas central heating and double-glazing throughout.

On the ground floor are three reception rooms to include a sitting room with feature fireplace, study and cosy snug with a wood burning stove. The breakfast/ kitchen with garden room off is the hub of the house, a lovely sociable space to enjoy with friends and family, giving access to the delightful garden. In addition there is a separate utility room and shower room with WC.

On the first floor are four good-sized bedrooms and a generous family bathroom.

The garden is a true delight, with a large area of lawn, a soft fruit/vegetable garden and patio area to enjoy the sunny aspect, in all extending to approximately a quarter of an acre. To the side of the property is a parking space for one vehicle and there is vehicular access via a right of way to a gated parking area to the rear of the garden with space for three vehicles.

The agent recommends an early inspection to appreciate all that this lovely property has to offer.

## ACCOMMODATION

### Entrance Hall

With part-glazed wooden entrance door. Radiator. Feature exposed wattle to one wall. Useful storage cupboard. Doors to:

### Sitting Room 4.03m (13ft) x 3.44m (11ft 1in)

Featuring exposed brick fireplace with arched open grate, display niches and quarry tiled hearth. Exposed beams. Two radiators. TV point. Two front aspect double-glazed windows with outlook to the enclosed garden.

### Study 3.44m (11ft 1in) x 2.92m (9ft 5in)

With exposed beams. Front aspect double-glazed wooden window. Radiator. Option to be a ground floor bedroom.

### Inner Hallway

With stairs to first floor. Understairs cupboard. Radiator. Door to:







**Snug 4.08m (13ft 2in) x 3.38m (10ft 11in)**

Feature fireplace with tiled hearth and inset woodburning stove. Full height built-in storage cupboard. Radiator. UPVC double-glazed window to side. Multi panelled glazed door to the garden room.

**Breakfast Kitchen 3.97m (12ft 10in) x 3.04m (9ft 10in)**

Fitted with an extensive range of units comprising wall and base units with work surface over and tiled splashbacks. Stainless steel sink unit. Gas Aga. Integrated electric oven. Plumbing for dishwasher. Space for fridge-freezer. Tiled flooring. Two UPVC double-glazed windows with garden views. Radiator. Archway opening to:

**Garden Room 5.32m (17ft 2in) x 3.30m (10ft 8in)**

A superb room with double-glazed windows and doors to the lovely rear garden. Two Velux windows. Tiled floor, pine ceiling and three radiators.

**Utility Room 2.51m (8ft 1in) x 2.27m (7ft 4in)**

Exterior door to side. Double-glazed window to rear. Single-drainer sink unit with cupboard under. Plumbing for washing machine. Space for tumble dryer. Wall-mounted 'Worcester' gas central heating boiler.

**Shower Room**

With WC, washbasin and tiled shower cubicle. Ladder radiator. UPVC double-glazed window to side.

**FIRST FLOOR**

**Landing**

Velux window. Hatch to roof space. Exposed beams. Doors off to bedrooms 1 and 2. Step up to further landing and bedrooms 3, 4 and bathroom. Large airing cupboard housing hot water cylinder and slatted shelving.



**Bedroom 1 4.00m (12ft 11in) x 2.97m (9ft 7in)**

Fitted with a range of wardrobes. Two wooden double-glazed windows to front. Exposed beams. Two radiators.

**Bedroom 2 3.66m (11ft 10in) x 2.99m (9ft 8in)**

Sloping ceiling. Wooden double-glazed window to front. Radiator. TV point.

**Bedroom 3 4.13m (13ft 4in) x 3.38m (10ft 11in)**

With UPVC double-glazed window to rear. Hatch to roof space. Radiator.

**Bedroom 4 3.56m (11ft 6in) x 2.92m (9ft 5in)**

Step down. Large Velux roof light. UPVC double-glazed window to rear. Wood effect flooring. Useful eaves storage. Radiator.



**Bathroom**

With white suite comprising WC, wash basin and panelled bath. Radiator. UPVC obscured double-glazed window to rear.

**Outside**

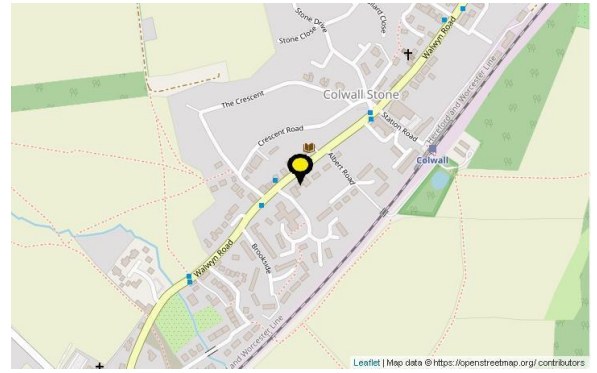
To the side of the property is a gravelled driveway with parking for one vehicle. There is vehicular access via a right of way and gated car parking at the rear of the garden.

To the front of the property are flower beds with an array of seasonal flowers, and a mature holly hedge which screens the property from the road. There is gated access to the side of the property leading to the delightful rear garden which has a large flat area of lawn, well - stocked flower borders, a pond and vegetable plot with a selection of soft fruit including raspberries, gooseberries, redcurrants and blackcurrants. There are gravelled pathways and a patio area sheltered by a feature brick wall with attractive pergola to sit and enjoy the sunny aspect. Included in the sale is a GREENHOUSE, SUMMERHOUSE AND GARDEN SHED. The whole of the garden extends to A QUARTER OF AN ACRE.



## Directions

From the Agent's Office proceed along Walwyn Road in the Ledbury direction and The Oaks will be found immediately before the butchers on the right hand side.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

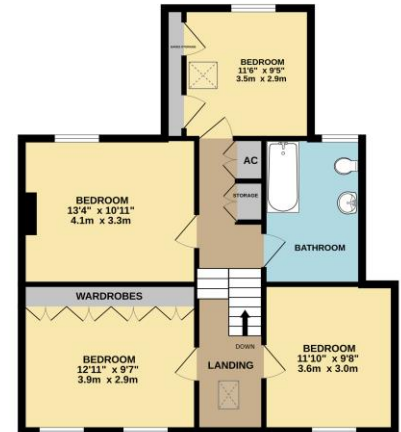
## EPC

The EPC rating for this property is D (61).

GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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EST. 1981

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