

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE OPPORTUNITY TO PURCHASE A BEAUTIFULLY MAINTAINED CONTEMPORARY ENERGY EFFICIENT FOUR BEDROOMED HOUSE SITUATED IN GENEROUS GROUNDS EXTENDING TO TWO ACRES COMPRISING A BEAUTIFUL LANDSCAPED FORMAL GARDEN WITH AN ADJOINING PADDOCK AND AFFORDING UNRIVALLED VIEWS ACROSS THE SURROUNDING COUNTRYSIDE TOWARDS THE MALVERN HILLS. SOLAR PANELS, AIR CONDITIONING, SWEEPING DRIVEWAY AND DOUBLE GARAGE WITH WORKSHOP.

EPC C. VIEWING ESSENTIAL.

Little Rundle End - Guide Price £1,250,000

Mathon, Malvern, Herefordshire, WR13 5PW



Little Rundle End

Location & Description

Mathon is a picturesque village nestled in the heart of the Herefordshire countryside. Surrounded by the scenic Malvern Hills, this quaint village offers a tranquil retreat from the hustle and bustle of modern life. Its charming landscape is dotted with historic buildings, lush green fields, and ancient woodlands, making it a haven for nature lovers and history enthusiasts alike.

The village boasts a rich history, evident in its architecture, including the beautiful St. John the Baptist Church, which dates back to the 12th century. The church is a focal point of the community, with its timeless stone structure and peaceful churchyard. Mathon's traditional cottages, often adorned with vibrant flower gardens, add to its old-world charm.

Residents and visitors can enjoy numerous walking and cycling trails that meander through the surrounding hills and countryside, offering breathtaking views and a chance to spot local wildlife. The community is close-knit, hosting events and gatherings that foster a strong sense of community.

Despite its rural setting, Mathon is conveniently located near the larger towns of Malvern (4 miles) and Ledbury (8 miles), providing easy access to amenities and services. Mathon represents an idyllic blend of natural beauty, historical significance, and community spirit, making it a quintessential English village.

Property Description

Constructed in 2013, Little Rundle End is an exceptional contemporary family home occupying an idyllic position and affording phenomenal views across the surrounding open countryside towards the Malvern Hills.

Little Rundle End was designed by renowned local architects, Architype, who specialise in creating sustainable homes using high quality bespoke materials. The property has a striking facade with cedar shingle tiles and a UV safe PV cladding to the rear. The property boasts several energy efficient features including a mechanical heat recovery system, solar panels, superb levels of insulation and underfloor heating throughout. All of these, together with triple and double glazed windows, result in ultimate tranquil living.

Flooded with natural light through large picture windows, the accommodation, which extends to approximately 3100 sq ft, epitomises flexible living and comprises a spacious reception hall, impressive open plan kitchen/dining/living room with Nobilia fitted units and a striking central island, walk in pantry and a utility room with an adjoining cloakroom. The master bedroom is located on the far side and enjoys a pleasant outlook across the rear garden. There is an adjacent dressing room and a luxury fitted en suite shower room. There are three further double bedrooms (one en suite) all with handmade Ash staircases leading to mezzanine landings, which could be utilised as home office space, hobby/craft rooms or additional dressing areas. There is also a family bathroom.

One of the great strengths of Little Rundle End is its setting and generous grounds, which are approaching **TWO ACRES**. There is a wrap around formal garden bursting with colour and areas of interest in every corner, including a wildlife pond. There is an adjoining **PADDOCK** secured with stock proof fencing. A sweeping driveway provides ample parking with turning area and leads to a **DOUBLE GARAGE** and **WORKSHOP**.

With so much to offer, an early inspection is essential to appreciate this truly unique opportunity.





The accommodation with approximate dimensions is as follows:

Reception Hall

Open Plan Kitchen/Living/Dining Room 10.88m (35ft 1in) x 6.92m (22ft 4in)

Utility Room 4.16m (13ft 5in) x 2.04m (6ft 7in)

Cloakroom

Bedroom 2 5.01m (16ft 2in) x 3.20m (10ft 4in) Mezzanine level 16'7" x 9'6"

En Suite Shower Room

Rear Hall

Family Bathroom

Bedroom 3 4.18m (13ft 6in) x 3.59m (11ft 7in) Mezzanine level 11'7" x 7'10"

Bedroom 4 4.18m (13ft 6in) x 3.56m (11ft 6in) Mezzanine level 11'6" x 7'10"

Master Bedroom 5.19m (16ft 9in) x 3.87m (12ft 6in)

Dressing Area

En Suite Shower Room

Outside Little Rundle End is approached by a sweeping driveway which leads to a generous area of parking with turning area. There is a **DOUBLE GARAGE** 29ft x 15ft 7 with electronically operated doors and an **ADJOINING WORKSHOP** 15ft 7 x 9ft 10. Inside the garage there is a WC with a sink and plumbing for an additional washing machine. There is an external electric car charging point. There is a discreet bin store and a composting area.

Grounds The grounds belonging to Little Rundle End extend to approximately **TWO ACRES**. The front garden was professionally landscaped by Keltie and Clarke of Cheltenham, and has been completely transformed to create a bespoke tranquil oasis brimming with interest in every corner. There are an impressive range of mature trees including Walnut and Acer. The borders are stocked full with an array of herbaceous plants and shrubs including Hosta and Fern. There is a striking Porcelanosa terrace with a magnificent water feature, which greets you as you approach the front entrance.

The rear garden, affectionally referred to as the country garden, has a wonderfully relaxed feel and serves as a true retreat from the stresses of everyday life. There are large areas laid to lawn with a central pond, which is a haven for local wildlife. The pond is bordered by a gravelled pathway with wild flowers and a decked seating terrace. For those who are particularly green fingered, there is an established vegetable patch and a **GREENHOUSE** (with water connected). A paved seating patio lies immediately adjacent to the rear of the property, and enjoys a sunny south facing aspect, perfect for outside dining and entertaining.

Paddock There is an adjoining paddock with stock proof fencing accessed via a wooden five bar gate from the rear garden.

Agents Note There is a footpath running along the inside of the western boundary.

Directions

From the Agent's Ledbury Office, proceed out of Ledbury along the A449 Worcester Road and take the first left hand turning onto Upper Hall Farm signposted to Coddington. At the crossroads, continue straight on signposted for Coddington/Bosbury. Proceed along this road, keeping right and after approximately 5 miles turn right signposted to Mathon/Cradley. Continue along this road and after approximately one and a half miles turn right signposted to Mathon. Continue along this road and at the T-junction turn right. Continue past the Church on your left hand side and after a short distance the driveway will be found on the right hand side.

What3Words: downturn.lowest.alley



Services

We have been advised that mains services are connected to the property. There are 16 solar panels with a 10kwh back up battery. A mechanical heat recovery ventilation system. Underfloor heating throughout, which can be controlled remotely. Gigaclear broadband with 200 MB. 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 formally 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)

Council Tax COUNCIL TAX BAND "G" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is C (77).

GROUND FLOOR
2228 sq.ft. (207.0 sq.m.) approx.

MEZZANINE LEVEL
318 sq.ft. (29.5 sq.m.) approx.

GARAGE / WORKSHOP
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 3143 sq.ft. (292.0 sq.m.) approx.

Whilst 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.
Made with Metropix ©2024

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 leasees 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.



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

