

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE DETACHED FAMILY HOME OCCUPYING AN IDYLIC RURAL LOCATION SURROUNDED BY OPEN COUNTRYSIDE AND ENJOYING FINE VIEWS TOWARDS THE MALVERN HILLS OFFERING EXTENDED FOUR BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, OPEN PLAN BREAKFAST KITCHEN WITH ADJOINING CONSERVATORY, TWO BATH/SHOWER ROOMS, DRIVEWAY PARKING, DOUBLE GARAGE AND ATTRACTIVE GROUNDS APPROACHING ONE THIRD OF AN ACRE.

NO ONWARD CHAIN. EPC E.

Court Lodge – Guide Price £650,000

Church Lane, Cotheridge, Worcester, Worcestershire, WR6 5LZ



Court Lodge

Location & Description

Court Lodge is located in the small village of Cotheridge, surrounded by glorious countryside. The village is known for its 12th Century Church and is ideally placed for easy access to both Worcester City and the cultural spa town of Malvern. Cotheridge enjoys a popular school catchment for both Primary and Secondary options.

Property Description

Dating back in parts to the 17th century, Court Lodge was originally built as the lodge house serving Cotheridge Court, a Grade II listed manor house, when Lord Berkeley was in residence. Court Lodge is surrounded by unspoilt countryside and enjoys a wonderful outlook overlooking the Church and far reaching views towards the Malvern Hills to the rear.

The current owners have maintained the property beautifully and have enhanced the accommodation with a sympathetic extension to create an additional reception room, which can also be used as a ground floor bedroom. A further extension was added to the kitchen approximately 10 years ago in the form of an all year round conservatory, which has a fantastic view of the garden.

Benefitting from oil fired central heating and predominantly double glazed, the accommodation on the ground floor comprises an entrance hall, living room with wood burning stove, separate dining room, open plan breakfast kitchen with an adjoining conservatory, study/double bedroom, shower room and a utility room. On the first floor, a galleried landing leads to four bedrooms and a spacious family bathroom.

The grounds belonging to Court Lodge are delightful and extend to approximately **ONE THIRD OF AN ACRE**. There are large areas laid to lawn and herbaceous borders providing pockets of colour throughout the garden. A driveway provides a generous area of parking and access to a **DOUBLE GARAGE**.

Offered with no onward chain, an early inspection is essential

The accommodation with approximate dimensions is as follows:

Entrance Hall Two ceiling lights, two radiators, useful built in pantry cupboard, tiled floor. Stairs to first floor. Doors to

Living Room 3.41m (11ft) x 4.65m (15ft) Large rear facing window, ceiling light, wall light points, TV point, Kardean herringbone floor. Feature exposed brick fireplace with inset wood burning stove and slate hearth. Door to

Dining Room 3.13m (10ft 1in) x 4.65m (15ft) Flooded with natural light through original arched windows, one with beautiful stained glass detail. Ceiling light, fitted cupboard with display shelves, radiator. Feature fireplace with exposed brick and wooden mantel.

Open Plan Breakfast Kitchen 5.21m (16ft 10in) max x 5.71m (18ft 5in)

Kitchen Area Fitted with a range of floor and wall mounted units with work surface over, inset one and a half sink drainer unit and tiled surrounds. Space for cooker. Space and plumbing for dishwasher. Side facing window overlooking the garden, ceiling light. Tiled floor continuing into

Dining Area Two ceiling lights, side facing window overlooking the garden, radiator. Open to





Conservatory 4.59m (14ft 10in) x 2.89m (9ft 4in) A fantastic addition, creating an all year round room with a tinted glazed roof, electric panel radiator and French doors leading to the garden.

Bedroom/Study 5.52m (17ft 10in) x 2.87m (9ft 3in) Beautifully appointed and enjoying a dual aspect with deep bay windows. Two ceiling lights, electric panel radiator. Door to

Shower Room Also accessed from the Entrance Hall. Suite comprising shower enclosure with electric shower and panelled surround, pedestal wash hand basin, low level WC. Opaque glazed window, recessed spotlights, extractor fan, radiator, tiled floor.

Utility Room 4.03m (13ft) x 2.06m (6ft 8in) Fitted with a range of floor mounted units with one and a half stainless steel sink unit and tiled surrounds. Additional storage cupboard. Floor mounted Worcester oil fired central heating boiler. Front facing window, ceiling light, space for coat hooks.

First Floor Galleried Landing Velux roof light, ceiling light, access to loft space, radiator. Large walk in store room with window. Doors to

Master Bedroom 5.21m (16ft 10in) x 2.92m (9ft 5in) Enjoying a dual aspect with a fine outlook across the garden and open countryside beyond towards the Malvern Hills. Two ceiling lights, radiator, TV point.

Bedroom 2 2.99m (9ft 8in) x 4.73m (15ft 3in) Side facing window, ceiling light, radiator.

Bedroom 3 3.56m (11ft 6in) x 3.15m (10ft 2in) Rear facing window enjoying far reaching rural views. Ceiling light, radiator.

Bedroom 4 3.82m (12ft 6in) x 1.95m (6ft 5in) Front facing window overlooking the Church. Ceiling light, radiator.

Family Bathroom Spacious bathroom comprising panel bath with shower over, tiled surrounds and shower screen, pedestal wash hand basin, low level WC. Opaque glazed window and further side facing window. Ceiling light, radiator, access to eaves storage, fitted cupboard with shelving.

Outside To the front of the property there is a generous area of parking and access to a **DOUBLE GARAGE (17'10" x 16'3")** with up and over doors, power and light connected, access to loft space and personal door to the garden.

The grounds belonging to Court Lodge are delightful and extend to approximately **ONE THIRD OF AN ACRE**. There is an attractive fore garden set behind a privacy hedge mainly laid to lawn with colourful plant borders. A set of steps lead to the front door and a pathway leads to the rear garden.

The garden to the rear enjoys a sunny south west facing aspect and is incredibly private. There are large areas laid to lawn and herbaceous borders stocked full with an interesting variety of plants. An established vegetable patch lies at the bottom of the garden with **TWO GREENHOUSES**. There are several mature trees, an attractive paved seating area and a **POTTING SHED**.

There is a second vehicular access from Court Lane leading to a **CARPORT** providing additional parking for larger vehicles and useful storage.



Agents Notes

The property has recently undergone a program of refurbishment following an incident of water ingress affecting the ground floor. This was caused by a blockage to a nearby culvert which has now been restored. The incident has been deemed a one off event and restoration has been completed under the guidance of South Worcestershire Land Drainage Partnership.

Directions

What3Words: [branded.decanter.polishing](https://www.what3words.com/branded.decanter.polishing)



Services

We have been advised that mains water, electricity and drainage are connected to the property. Heating is oil fired. 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 "F"
(Malvern Hills District Council)

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 E (49).



Total area: approx. 190.2 sq. metres (2046.8 sq. feet)
For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any agricultural premises attached. Copyright: EPCW Ltd

Court Lodge, Church Lane, Cotheridge



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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.
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