

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN INDIVIDUAL DETACHED PROPERTY OCCUPYING A DELIGHTFUL POSITION ON COLWALL GREEN OFFERING WELL PROPORTIONED ACCOMMODATION COMPRISING THREE DOUBLE BEDROOMS (ONE EN SUITE), LIVING/DINING ROOM, KITCHEN, UTILITY ROOM, BATHROOM, GENEROUS DRIVEWAY, DOUBLE GARAGE AND AN ESTABLISHED GARDEN.

EPC D.

Evenholme - Guide Price £640,000

Colwall Green, Colwall, Malvern, Herefordshire, WR13 6DU

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Evenholme

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

Built in 1995, Evenholme is an individual detached property enjoying a delightful position on Colwall Green with views towards the Malvern Hills at the rear.

The property has been well maintained by the current owner, benefitting from gas fired central heating and double glazing. The well proportioned accommodation is arranged on the ground floor with an entrance porch, entrance hall, cloakroom, living/dining room, kitchen, utility room and a master bedroom with an en suite shower room. On the first floor a landing leads to two further double bedrooms and a bathroom.

Outside, Evenholme is approached by a gravelled driveway providing a generous area of parking with access to a **DETACHED DOUBLE GARAGE**. The property enjoys an established wrap around garden with areas laid to lawn and a variety of mature shrubs.

The accommodation with approximate dimensions is as follow:

Entrance Porch

Part opaque glazed door with glazed side panel. Ceiling light. Part opaque glazed door to

Entrance Hall

Two ceiling lights. Radiator. Telephone point. Stairs to first floor with understairs storage cupboard. Doors to

WC

Rear facing opaque glazed window. Ceiling light. Vanity wash hand basin with cupboard below. Low level WC. Space for coat hooks. Radiator.

Sitting/Dining Room 6.51m (21ft) x 4.39m (14ft 2in)

Two large front facing windows enjoying a pleasant outlook across Colwall Green. Further side facing window. Ceiling light. Wall lights. Two radiators. Flame effect gas fire with stone surround and hearth. Additional inglenook fireplace with exposed brick surround and wooden mantle. Patio door to outside.

Kitchen 3.77m (12ft 2in) x 3.15m (10ft 2in)

Fitted with a range of wall and floor mounted units with work surface over and matching upstands. Inset one and a half stainless steel sink drainer unit. Electric Stoves **COOKER** with 4 ring induction **HOB** and cooker hood over. Space for fridge freezer. Cupboard with plumbing for a dishwasher. Front facing window enjoying a lovely outlook across Colwall Green. Recessed spotlights. Radiator.





Utility Room 3.15m (10ft 2in) x 2.48m (8ft)

Rear facing opaque glazed window. Two ceiling lights. Wall mounted cupboard. Sink. Space and plumbing for washing machine and tumble dryer. Radiator. Floor mounted gas fired boiler. Airing cupboard housing hot water cylinder and slatted shelving. Part opaque glazed door to outside.

Bedroom 1 4.52m (14ft 7in) x 3.92m (12ft 8in)

Side facing window. Ceiling light. Range of built in wardrobes with hanging rails. Fitted bookcase. Radiator. Door to

En Suite Shower Room

Suite comprising large walk in shower enclosure with panelled surrounds and raindrop shower head. Wash hand basin with vanity mirror over. Low level WC. Rear facing opaque glazed window. Ceiling light. Radiator.

First Floor Landing

Velux roof light. Ceiling light. Access to eaves storage. Doors to

Bedroom 2 3.87m (12ft 6in) x 3.20m (10ft 4in)

Front facing window enjoying a fine outlook across Colwall Green. Ceiling light. Wall lights. Built in wardrobe. Radiator.

Bedroom 3 4.00m (12ft 11in) x 2.92m (9ft 5in)

Rear facing window enjoying views towards the Malvern Hills. Ceiling light. Access to eaves storage. Radiator.

Bathroom

Suite comprising panel bath with Triton electric shower over and tiled surrounds. Wash hand basin. Low level WC. Front facing window. Ceiling light. Chrome ladder style towel rail. Access to eaves storage. Radiator.

Outside

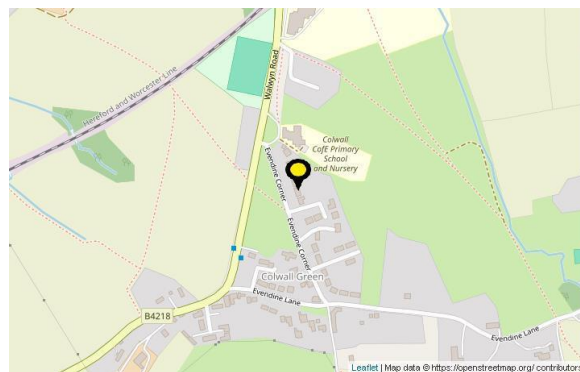
Evenholme is approached via a right of access across Colwall Green. A wooden vehicular gate leads to a gravelled driveway providing a generous area of parking with turning space. There is a **DETACHED DOUBLE GARAGE** partitioned inside (18'07" x 8'11" and 18'07" x 9'0") with up and over doors, power and light connected, overhead storage and a personal door to the garden. There is a smaller third garage, which we have been advised has an asbestos roof.

Evenholme enjoys a delightful wrap around garden, mainly laid to lawn with mature fruit trees and a variety of shrubs. A gravelled pathway leads to an attractive raised bed, **SUMMER HOUSE** and a seating area with fine views towards the Malvern Hills.

Agents Notes

The seller owns a 1/10th share of a green lane and a wild flower field, which is situated behind the rear boundary of the property. Further details can be obtained from the selling agent.

From the agents Colwall office turn right and proceed down Walwyn Road. Continue over the railway bridge and then turn left just before the Green. After a short distance the property can be found on the left hand side.



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.

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

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.

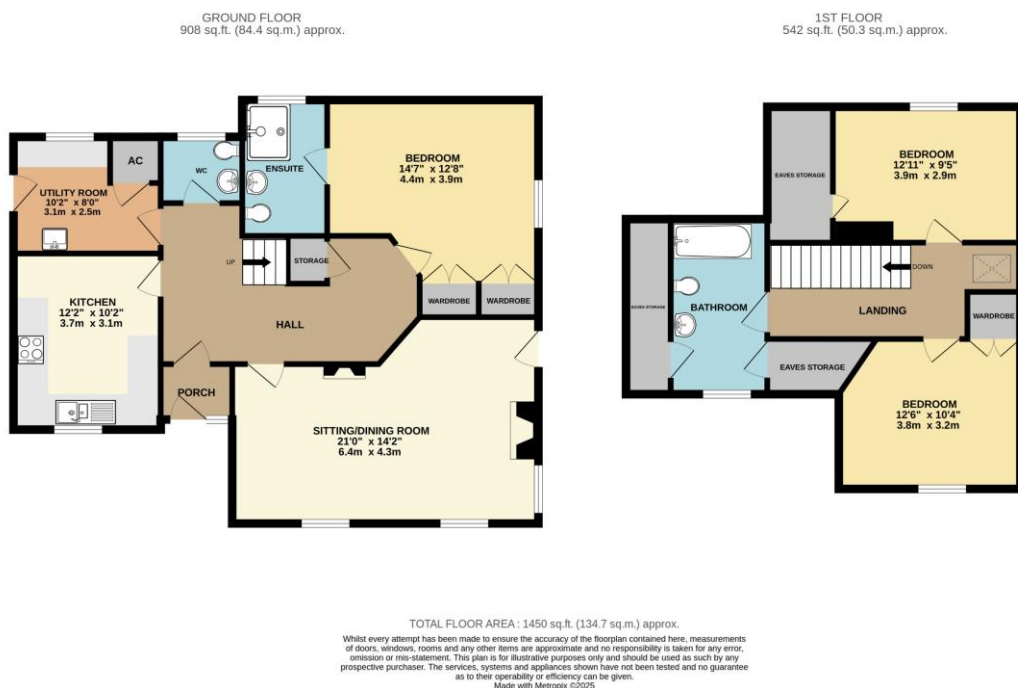
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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.

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

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

The EPC rating for this property is D (64).



Ledbury Office
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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 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.