



SITUATED WITHIN A SMALL EXCLUSIVE DEVELOPMENT IN THE SOUGHT AFTER VILLAGE OF COLWALL A STYLISH THREE STOREY CONTEMPORARY HOME FEATURING SPACIOUS SIX BEDROOMED ACCOMMODATION WITH AN OPEN-PLAN KITCHEN/FAMILY/DINING ROOM WITH BI-FOLD DOORS, SEPARATE SITTING ROOM, UTILITY ROOM, MASTER BEDROOM SUITE WITH DRESSING ROOM/ EN-SUITE SHOWER, TWO FURTHER EN-SUITE SHOWER ROOMS, TANDEM GARAGE AND HOME OFFICE/GYM WITH DRIVEWAY PARKING AND ENCLOSED PRIVATE GARDEN. EPC B

VIEWING ESSENTIAL

3 Evendine Mews – Offers In Excess Of £760,000

Evendine Mews, Colwall, Malvern, Herefordshire, WR13 6JU

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3 Evendine Mews

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

3 Evendine Mews is a most attractive detached contemporary home situated within in a small development of similar properties in the sought after village of Colwall.

Constructed in 2019 by Bell Homes to a stylish design, it features modern white render with cedar timber cladding and grey Aluminium windows. Internally the property is finished to a high standard featuring integrated 'Neff' kitchen appliances and 'Roca Gap' fitted sanitary ware to the bathroom and en-suites.

This exceptional home extends to approximately 3,000 sq.ft with accommodation comprising to the ground floor an inviting reception hall with wood flooring and oak staircase, spacious open-plan kitchen/family/dining room, sitting room with bi-fold doors opening onto the garden, separate utility room and cloakroom. To the first floor the galleried landing gives access to the master bedroom suite with walk in wardrobe/dressing area and en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and the luxurious family bathroom with bath and walk-in shower.

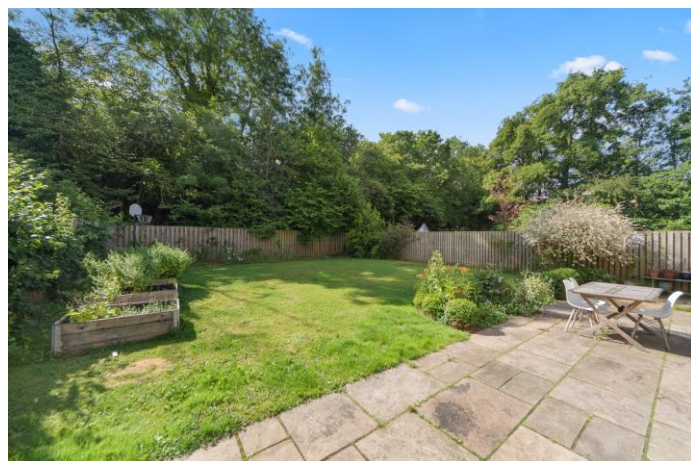
The current owners have recently converted the attic space to create two further bedrooms, one boasting extensive built-in wardrobes and an en-suite shower room.

Outside the property benefits from driveway parking with access to the tandem garage. To the rear of the garage is a useful home office/ gym accessed from the rear garden. There are attractive gardens to both the front and rear. Gated side access leads to the private and enclosed rear garden enjoying a wooded back drop a lovely place to enjoy drinks and outside dining with friends and family.

The agent recommends an early inspection to appreciate this beautiful home.

Accommodation with approximate dimensions:





Entrance Hall

Kitchen/Dining/Family Room 7.16m (23ft 1in) x 6.04m (19ft 6in)

Sitting Room 5.97m (19ft 3in) x 5.81m (18ft 9in)

Cloakroom

Utility Room

Landing

Master Bedroom 4.83m (15ft 7in) x 4.54m (14ft 8in)

Dressing Room 2.14m (6ft 11in) x 1.96m (6ft 4in)

En-Suite Shower Room

Bedroom 2 4.39m (14ft 2in) x 3.66m (11ft 10in)

En-Suite Shower Room

Bedroom 3 4.65m (15ft) x 2.56m (8ft 3in)

Bedroom 4 4.73m (15ft 3in) x 2.53m (8ft 2in)

Bathroom

Second Floor Landing

Bedroom 5 4.83m (15ft 7in) x 4.06m (13ft 1in)

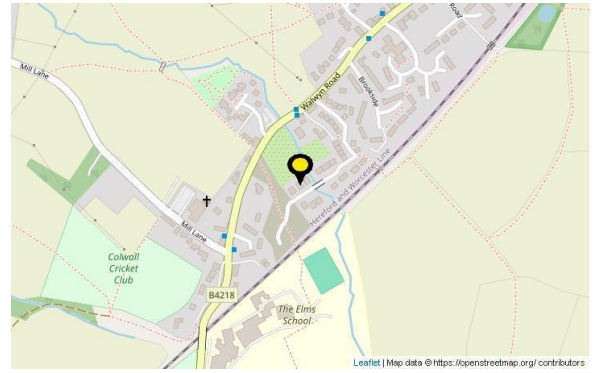
Bedroom 6 4.06m (13ft 1in) x 4.00m (12ft 11in)

Garage 7.85m (25ft 4in) x 2.94m (9ft 6in)

Office/ Home Gym 4.39m (14ft 2in) x 2.94m (9ft 6in)

Directions

From the Colwall office turn right and proceed down Walwyn Road. Continue on past the butchers and then turn left into Brookmill Close. Follow the road to the top bearing round to the right and continue for a short distance into Evendine Mews the property is located on the left 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 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) or Colwall Office (01684 540300)

Council Tax COUNCIL TAX BAND "G"

EPC The EPC rating for this property is B (86).



TOTAL FLOOR AREA: 2927 sq. ft. (271.9 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.
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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.
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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