



A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY ENJOYING A LOVELY SETTING IN THE HEART OF CASTLEMORTON COMMON WITH COUNTRYSIDE VIEWS SET IN A DELIGHTFUL GARDEN WITH TWO RECEPTION ROOMS, GARDEN ROOM, UTILITY ROOM, GROUND FLOOR WET ROOM, DRIVEWAY PARKING, OAK FRAMED OPEN FRONTED DOUBLE GARAGE WITH HOBBY ROOM OVER AND FURTHER USEFUL OUTBUILDING. EPC D

## Hoo Cottage - Guide Price £650,000

Eight Oaks, Castlemorton, Malvern, Worcestershire, WR13 6BU



# Hoo Cottage

## Location & Description

Hoo Cottage is situated in the heart of beautiful countryside on Castlemorton Common and is set against the backdrop of the Malvern Hills which are only a few minutes drive away. Castlemorton is a small village with a collection of fine houses, set just east of the Malvern Hills in this convenient and rural part of south Worcestershire. The village is served by a local primary school, church, public house "The Robin Hood" which is within walking distance and community facilities.

The property enjoys a convenient location less than half of a mile from the well served village of Welland where there is a local store, primary school, church and village hall. Welland is less than four miles from the cultural and historic spa town of Great Malvern and a similar distance from the riverside town of Upton upon Severn both of which provide a comprehensive range of amenities. The city of Worcester is about twelve miles.

Transport communications are excellent. There is a mainline railway station in Great Malvern and Junction 1 of the M50 motorway near Upton is just seven miles. Educational needs are well catered for. The property is within easy reach of some of the best primary and secondary schools in the region in both the state and private sectors.

## Property Description

Hoo Cottage is a beautifully presented detached property situated in the heart of Castlemorton Common enjoying countryside views with the backdrop of the Malvern Hills.

Understood to have been constructed in the 1950's, this much loved home benefits from double glazing throughout with oil fired central heating. Having purchased the property over 20 years ago, the current owners have created a lovely family home with the addition of an extension to the rear of the property creating a garden room with French doors opening to the garden, a wet room which has recently been updated and a useful utility room. The oak framed open fronted double garage with hobby room above is another useful addition.

This inviting accommodation comprises to the ground floor an entrance hall, sitting room with open fireplace, dining room, breakfast kitchen, garden room, utility room and a wet room; garden views can be enjoyed from many of the rooms. To the first floor is a split landing giving access to three double bedrooms and a family bathroom.

Outside, the setting and garden is a true delight, landscaped beautifully with a fine selection of mature trees, shrubs and seasonal flowers attracting with thoughtfully placed seating areas to enjoy the views. The property benefits from a right of access across the common with gated driveway parking giving access to the oak framed open fronted double garage/hobby room.

The agent recommends an early inspection to appreciate this wonderful location and property.

## ACCOMMODATION

### Entrance Hall

Two double glazed windows to side. Radiator. Carpet. Pendant light fitting. Stairs to first floor. Oak doors leading to:

### Sitting Room

With dual aspect double glazed windows to front and rear. Feature open fire with tiled hearth and wood surround. Radiator. Pendant and wall lights. TV point.

### Dining Room

With dual aspect double glazed windows to front and rear. Radiator. Useful pantry with shelving and window to rear. Part glazed oak door to:





### Kitchen

With dual aspect double glazed windows to front and rear. Fitted with a range of attractive wooden units comprising wall and base units with worksurfaces over. Ceramic one and a half bowl sink unit with mixer tap and tiled surrounds. Appliances to include RANGEMASTER Color gas hob, double oven, dishwasher, fridge and freezer. Tiled flooring. Composite stable door to the rear opening onto a decked seating area. Glazed door to:

### Garden Room

Solid roof with double glazed windows and French doors opening to the garden. Tiled flooring. Radiator. Two pendant light fittings. Doors to:

### Utility Room

Fitted with a range of wall and base cupboards with work surfaces over. Stainless steel sink unit. Plumbing for washing machine and space for tumble dryer. Oil fired boiler. Tiled flooring. External double glazed door to a decked seating area.

### Wet Room

Recently re-fitted with wall hung vanity unit with inset wash hand basin. WC. Chrome ladder radiator. Electric MIRA shower with glazed shower screen. Fully tiled. Ceiling downlights. Extractor fan. Double glazed window to rear.

### Landing

Split landing with double glazed window to rear with views over the garden and common land. Hatch to roof space. Airing cupboard with hot water tank and shelving. Radiator. Doors to:

### Bedroom 2

With double glazed window to front. Radiator. Carpet. Pendant light fitting.

### Bathroom

With double glazed window to front with obscured glazing. Bath with electric MIRA shower over. Vanity unit with WC and wash hand basin with fitted cupboards over, mirror and light. Radiator.

### Bedroom 1

With dual aspect double glazed windows enjoying garden views. Fitted furniture to include wardrobes, drawers, dressing table and window seat. Radiator. Carpet. Pendant light fitting.

### Bedroom 3 / Study

With double glazed window to front. Fitted furniture comprising pull down double bed, storage cupboards and drawers. Radiator. Pendant light fitting. Carpet.

### Outside

Access to the property is via a right of way over a track owned by the Malvern Hills Trust. Double wooden gates open to a gravelled driveway with access to the oak framed open fronted double garage with hobby room over and further open wooden store.

A pathway leads to the front door and opens to a paved patio area with access to the garden room. Steps lead up to the enclosed mature rear garden laid mainly to lawn with attractive flower and shrub borders and mature trees including a delightful flowering cherry. The garden has been thoughtfully designed with several seating areas to enjoy the views over the garden, common land and adjoining orchard. From the rear of the cottage an attractive arbour covered in a grapevine and climbing hydrangea shades a decked terrace where the morning sunshine can be enjoyed. There is a greenhouse and garden shed included in the sale. Useful outside tap.

## Directions

From the Ledbury Office, continue straight over at the traffic lights onto the Worcester Road and then take the first turning on the right signposted Eastnor /Tewkesbury. Continue along this road passing through Eastnor and on reaching the T-junction turn left onto the B4208 signposted to The Malverns. Continue through the hamlet of Birtmorton and into the village of Castlemorton passing Church Road on the right signposted to The Church. Take the next left into New Road, continue for a short distance then take the next lane on the right. After a short distance bear left, the property in the last but one on the left hand side.



## Services

We have been advised that mains electricity and water are connected to the property. Oil fired central heating. Calor gas hob. Private drainage is via a septic tank. 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 purchases/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)

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is D (55).



TOTAL FLOOR AREA: 2068 sq.ft. (192.1 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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**JOHN GOODWIN**  
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EST. 1981

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