

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MODERN THREE BEDROOM DETACHED BUNGALOW WITH AN ATTACHED DOUBLE GARAGE SITUATED CENTRALLY IN THE POPULAR VILLAGE OF COLWALL OFFERING GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGH OUT.**

**EPC - D**

## 19 Oak Drive – Guide Price £545,000

Colwall, Herefordshire, WR13 6RA





# 19 Oak Drive

## 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

A modern detached bungalow situated within the village with a most attractive garden at the front and rear and an attached double garage.

19 Oak Drive is of attractive Scandinavian design with double glazing, gas fired central heating and features natural wood doors, skirtings and coving. The accommodation briefly comprises: Sitting Room, Dining Room, Fitted Breakfast Kitchen, Principal Bedroom with En Suite Shower room, two further Bedrooms and Bathroom.

The accommodation with approximate dimensions is as follows:

### Entrance Hall

Enter the property via a wooden front door with an opaque glass window into a spacious entrance hall comprising two ceiling light points, loft access, a wall mounted radiator and a glass door on your right opening into the Living room. Further doors lead to the Kitchen, bedrooms and Bathroom. There is an airing cupboard housing the emersion tank. The hallway is carpeted.

### Sitting Room 5.06m (16ft 4in) x 3.87m (12ft 6in)

Found to the front of the property the living room has two ceiling light points, Three wooden double glazed window units to the front aspect with fitted blinds. An electric fireplace ( installed December 2023) set into a brick surround and hearth. A wall mounted radiator. Carpet. A wooden door leading into...

### Dining Room 3.92m (12ft 8in) x 3.07m (9ft 11in)

Ceiling light point. Two wooden framed double glazed windows to the rear aspect and overlooking the garden. Wall mounted radiator. Carpet. Wooden door leading into...

### Kitchen 4.13m (13ft 4in) x 3.92m (12ft 8in)

Four spot down lights. Two wooden framed double glazed window units with fitted blinds to the rear aspect and a wooden framed glass door opening onto the garden patio. A range of overhead and under counter cupboards with a marble effect vinyl worktop with inset stainless steel sink and half sink unit with chrome taps. Integrated 'Bosch' dishwasher, electric double oven and four ring electric hob, under counter fridge and undercounter freezer. Tiled flooring. Space for breakfast table.







### **Bedroom 1 3.95m (12ft 9in) x 3.35m (10ft 10in)**

Ceiling light point. Two wooden framed double glazed windows to the rear aspect. Wall mounted radiator. Carpet. Door to En-Suite.

### **Bedroom 2 3.95m (12ft 9in) x 2.32m (7ft 6in)**

Ceiling light point. Wooden framed double glazed window to the rear aspect. Built in mirrored wardrobe. Carpet.

### **Study/Bedroom 3 3.87m (12ft 6in) x 2.68m (8ft 8in)**

Ceiling light point. Wooden framed double glazed window to the front aspect. Wall mounted radiator. Carpet. Door leading into garage.

### **En-Suite Shower Room**

Ceiling light point. Double glazed window to the side aspect. Walk in double shower with Electric 'Mira' shower and tiled backsplash. Ceramic sink with under counter storage and chrome mixer tap. Low level toilet. Chrome heated towel rail. Tiled flooring.

### **Bathroom**

Ceiling light point. Double glazed window to the side aspect. Panelled bath with electric overhead 'Mira' shower and tiled backsplash. Chrome heated towel rail. Low level toilet. Ceramic sink and chrome mixer tap. Tiled flooring.

### **Double Garage 5.58m (18ft) x 5.14m (16ft 7in)**

Two ceiling light bars. Electricity. Stainless steel sink with undercounter storage cupboard. Two windows to the front aspect. Gas fired boiler behind panel above space for washing machine. External door leading to the garden.

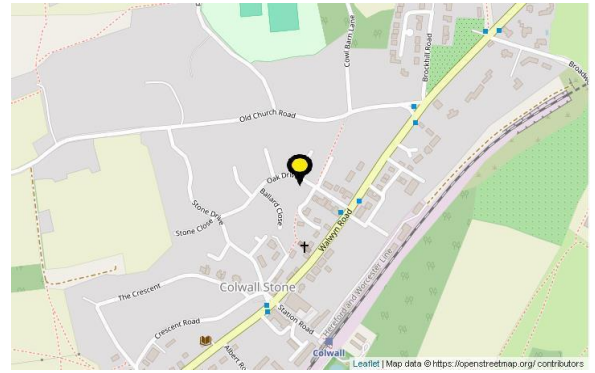
### **Outside**

From the kitchen door you step onto a garden patio running the length of the property in front of which is a garden laid to lawn with a feature pond and range of mature shrubs and borders. A further patio lies in the far right hand corner. Gated side access take you to a block paved driveway for multiple vehicles with a lawned front garden.

## Directions

From our Colwall office head left on Walwyn Road for approximately 400 yards.

Oak Drive is located on the left hand side opposite the 'Provisions of Colwall' village shop. Number 19 is a corner plot immediately on your right as you enter the road.



## 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 "F"

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 D (65).

GROUND FLOOR  
1340 sq.ft. (124.5 sq.m.) approx.

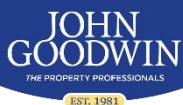


TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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.



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