

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CONTEMPORARY DETACHED FAMILY HOME CONVENIENTLY SITUATED IN THE CENTRE OF THE SOUGHT AFTER VILLAGE OF COLWALL ENJOYING VIEWS TOWARDS THE MALVERN HILLS WITH FOUR BEDROOMS, TWO BATH/SHOWER ROOMS, OPEN PLAN LIVING/DINING/KITCHEN, ENCLOSED PRIVATE GARDEN, INTEGRAL STORE AND DRIVEWAY PARKING.

INSPECTION ESSENTIAL. EPC C.

15 Oak Drive – Guide Price £595,000

Colwall, Malvern, Herefordshire, WR13 6RA

4 1 2



15 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

15 Oak Drive is a spacious detached property, which has been reconfigured by the current owners to create a contemporary family home. The property is conveniently situated close to the centre of the village and within walking distance of the village store and railway station. The accommodation is well presented throughout with stylish interior and enjoys fine views towards the Malvern Hills.

Benefitting from gas central heating and double glazing the accommodation is arranged on the ground floor with an entrance hall, utility room with an adjoining shower room and an impressive open plan living/dining/kitchen with doors leading to the garden. To the first floor there are four double bedrooms and a well appointed family bathroom.

Outside, a driveway provides off road parking and leads to an integral store room. The rear garden is attractively arranged with an area of lawn, seasonal flower borders and a decked seating terrace.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Solid wood entrance door. Two ceiling lights. Radiator. Fitted shoe racks. Stairs to first floor with under stairs storage. Engineered oak flooring. Doors to

Utility Room 2.76m (8ft 11in) x 2.11m (6ft 10in)

Side facing window. Recessed spotlights. Fitted storage cupboard with shelving. Wall mounted gas fired Worcester boiler. Space and plumbing for washing machine and tumble dryer. Work surface. Ladder style towel rail. Tiled floor. Door to

Shower Room

Suite comprising large walk in shower with raindrop shower head and tiled surrounds. Wash hand basin with cupboard below. Low level WC. Recessed spotlights. Extractor fan. Ladder style towel rail. Tiled floor.

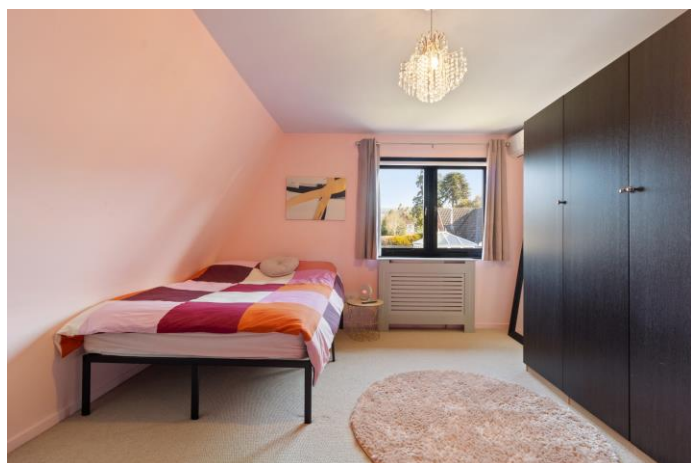
L-shaped Open Plan Living/Dining/Kitchen

Reconfigured by the current owners to create an impressive open plan living space.

Living Area 4.42m (14ft 3in) x 3.61m (11ft 8in)

Side and rear facing windows. Recessed spotlights. Radiator. TV point.





Kitchen Area 9.35m (30ft 2in) x 3.72m (12ft)

Fitted with a comprehensive range of fitted drawers with work surface over, inset one and a half sink drainer unit and matching upstands. There is an integrated **DISHWASHER**, **OVEN** and 4 ring electric **HOB**. Space and plumbing for washing machine. Space for fridge freezer. A feature island also includes a breakfast bar. Rear facing window overlooking the garden and further side facing window. Ceiling light. Tall radiator. Door to outside.

Dining Area

Front facing window. Ceiling light. Radiator. Door to outside.

First Floor Landing

Velux roof light. Ceiling light. Access to loft space with pull down ladder and boarded. Built in cupboard. Doors to

Bedroom 1 4.42m (14ft 3in) x 3.75m (12ft 1in)

Rear facing window overlooking the garden and towards the Malvern Hills beyond. Ceiling light. Radiator.

Bedroom 2 4.39m (14ft 2in) x 3.69m (11ft 11in)

Rear facing window enjoying fine views towards the Malvern Hills. Ceiling light. Air conditioning unit (installed in 2023). Radiator.

Bedroom 3 3.75m (12ft 1in) x 2.94m (9ft 6in)

Front facing window enjoying a pleasant outlook. Ceiling light. Radiator.

Bedroom 4 3.64m (11ft 9in) x 2.94m (9ft 6in)

Front facing window with a lovely open aspect. Ceiling light. Radiator.

Family Bathroom

Contemporary suite comprising freestanding bath, wash hand basin with drawers below, low level WC. Two Velux windows. Ceiling light. Extractor fan. Built in cupboard with shelving. Ladder style towel rail.

Outside

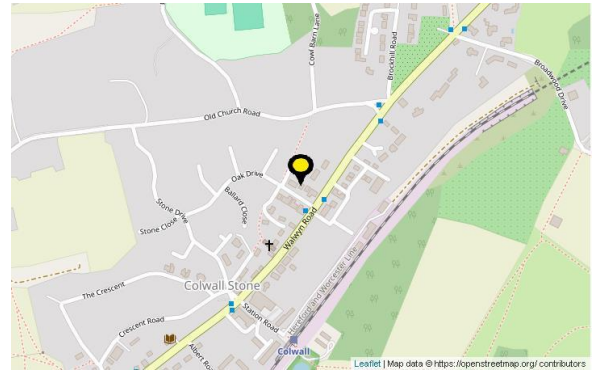
15 Oak Drive is approached by a tarmac driveway providing off road parking and in turn leads to a useful store room with double doors. There is a small fore garden mainly laid to lawn and a gated side access leading to the rear garden.

The rear garden is attractively arranged with an area of lawn, paved area and a further decked terrace. There are several trees including a cherry blossom and pear.

There are outside power points and a water tap.

Directions

From the agent's Colwall office, turn left onto Walwyn Road in the direction of Malvern. After a short distance take the first turning on the left into Oak Drive, number 15 can be found on the right 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

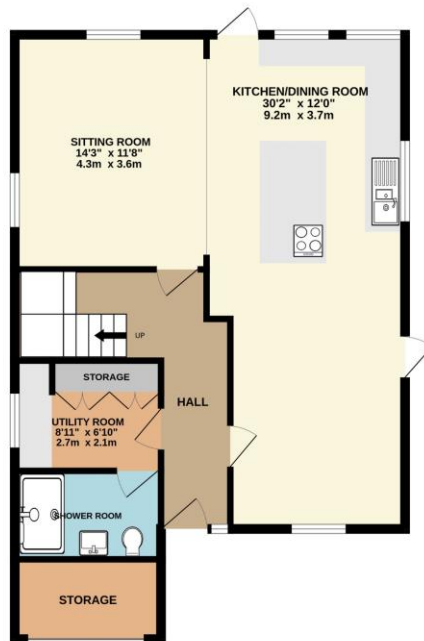
COUNCIL TAX BAND "F"

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

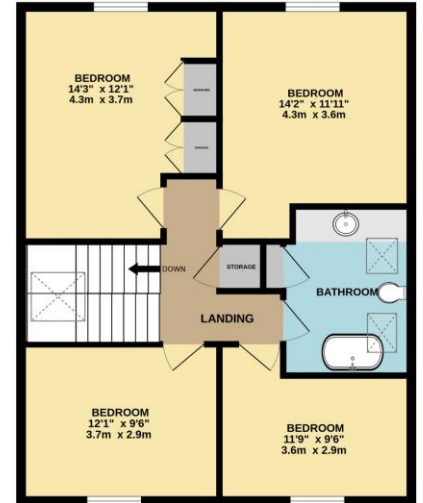
EPC

The EPC rating for this property is C (69).

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (139.0 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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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.

