

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

OYSTER CLOSE

MATHON ROAD, COLWALL, MALVERN

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SITUATED WITHIN MATURE GARDENS OF APPROXIMATELY ONE ACRE AN INDIVIDUAL AND WELL PROPORTIONED 1930'S DETACHED "GENTLEMAN'S RESIDENCE" REQUIRING SOME MODERNISATION IN A SECLUDED SETTING ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF COLWALL COMPRISING FOUR BEDROOMS, TWO RECEPTION ROOMS, GARDEN ROOM, DOUBLE GARAGE, OUTBUILDINGS AND STABLE BLOCK. EPC E.

Approx. 30 Acres Of Adjoining Land Available By Separate Negotiation

Location & Description

Oyster Close enjoys a secluded setting on the outskirts of Colwall a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills offering 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.

Oyster Close is an attractive and individual 1930's "gentleman's residence" situated on the outskirts of Colwall enjoying a delightful secluded setting with a large mature garden in all approximately an acre. The property offers spacious and well proportioned accommodation with all rooms enjoying garden views, whilst to the rear are particularly fine views over adjoining countryside.

The property benefits from gas central heating and partial double glazing with excellent scope for refurbishment and potential for further development subject to the necessary planning consents.

The accommodation comprises to the ground floor an enclosed entrance porch with cloakroom and separate WC off, welcoming reception hall, garden room, spacious, light

and airy sitting room with sliding patio doors providing access to the rear garden and countryside views beyond, dining room with bay window, kitchen, utility room and pantry.

To the first floor a spacious galleried landing gives access to four bedrooms with a small ensuite bathroom to the main bedroom, a separate WC and family bathroom.

The property stands well within delightful gardens, well screened by established hedges and enjoys an attractive approach over a sweeping driveway providing ample parking giving access to the double garage.

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

NO ONWARD CHAIN

Porch Enclosed with window to front. Radiator.

Cloakroom With WC Generous cloakroom with wash hand basin. Window to front. Door to separate WC with window to front.

Reception Hall Impressive entrance hall with original parquet flooring. Two pendant light fittings. Glazed wall panel and door opening to the garden room. Two radiators. Archway through to inner hall.

Garden Room 4.73m (15ft 3in) x 3.46m (11ft 2in) With steps down. Bi-fold doors opening onto the garden. Tiled stone floor. Ceiling fan.

Sitting Room 8.19m (26ft 5in) x 5.68m (18ft 4in) Light and airy dual aspect room with windows to front and sliding patio doors to rear giving access to the garden. Recessed stone fireplace. Two pendant light fittings. Two radiators.

Dining Room 5.21m (16ft 10in) x 4.49m (14ft 6in) Well proportioned room with original bay window to rear enjoying open garden views. Two pendant light fittings. Two radiators. Door to inner hall.

Inner Hall Staircase to first floor with cupboard under. Doors to kitchen, pantry and boiler/utility room.

Kitchen 4.39m (14ft 2in) x 4.00m (12ft 11in) With double glazed window to front. Fitted with a range of shaker style units with solid wood work surfaces over. Stainless steel sink unit. Gas fired Aga with twin hot plates and double oven. Two fitted storage cupboards. Tiled flooring.

Pantry Walk-in pantry with circular window to front.

Utility/ Boiler Room 2.66m (8ft 7in) x 2.51m (8ft 1in) Window to rear. Stainless steel sink unit. Gas fired central heating boiler. Hot water cylinder. Quarry tiled floor.



First Floor Landing Galleried landing. Window to front. Double storage cupboards. Radiator. Access to spacious loft space with drop down later, boarded and insulated with windows to 4 sides.

Bedroom 1 7.13m (23ft) x 4.65m (15ft) Multi-aspect double glazed windows with views over the garden. Built-in cupboards. Radiator. Door to:

En-Suite Cloakroom WC and wash hand basin. Double glazed window to side.

Bedroom 2 5.27m (17ft) x 4.68m (15ft 1in) Original bay window to rear with garden views. Fitted wardrobes. Fireplace. Exposed floorboards.

Bedroom 3 5.55m (17ft 11in) x 3.49m (11ft 3in) Original window to rear with garden views. Radiator. Fitted cupboards.

Bedroom 4 4.34m (14ft) x 3.72m (12ft) Twin aspect with windows to front and side. Built-in cupboard. Radiator. Door to:

En-Suite Bathroom With panelled bath and wash hand basin. Window to side.

Separate WC Accessed from the landing.





Bathroom Double glazed window to rear with garden views. Suite comprising WC, wash hand basin and panelled bath. Tile effect flooring.

Loft Room (Over Garage) 6.07m (19ft 7in) x 5.19m (16ft 9in) Accessed from the landing with steps down. Pitched roof with 4 Velux windows. Rear staircase leading to the garage.

Garage 6.69m (21ft 7in) x 5.40m (17ft 5in) With double wooden concertina sliding doors to the front. Two windows and pedestrian door to the rear. Light and power.

Outside

The property is set within a mature garden in all extending to approximately **ONE ACRE**. Screened with mature hedging, the garden is laid mainly to lawn with a selection of trees, shrubs and seasonal flower borders. From the garden room and sitting room, there is access to a paved terrace enjoying a west facing aspect and views over the garden. There are several outbuildings including a **SUMMER HOUSE, GREENHOUSE, 2 STABLES 13'3 x 8 and 13'3 x 9** both with light and power and **METAL OUTBUILDING 20' X 25'1** with double doors to rear.

The approach to the property is over a cattle grid with sweeping tarmac driveway providing ample parking and turning areas, in turn leading to the double garage.





Services

We have been advised that mains electricity, water and gas are connected to the property. Private drainage. 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"

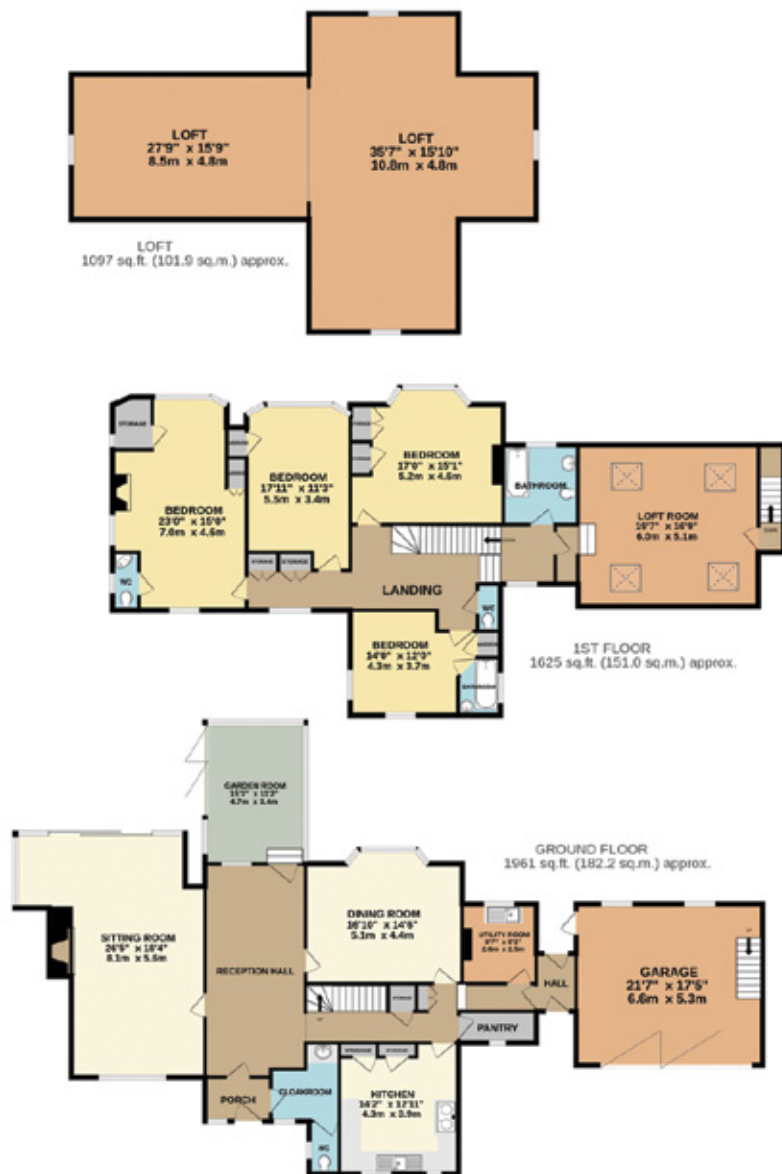
EPC

The EPC rating for this property is E 53).

Directions

From the Agent's Colwall office turn left and proceed along Walwyn Road, then take the 2nd turning on the left into Old Church Road. After a short distance turn right into Mathon Road and after approximately 0.3 of a mile the driveway to Oyster Close will be located on the left.

what3words: ///Inviting.saturate.push



TOTAL FLOOR AREA: 4682 sq.ft. (435.0 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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MISREPRESENTATIONS 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 is gives notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, not constitute part of, an offer or contract;
- 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.
- No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to the property.

LAND TO THE REAR OF OYSTER CLOSE MATHON ROAD, COLWALL, MALVERN, WR13 6ER

A DELIGHTFUL AREA OF PASTURELAND EXTENDING IN ALL TO APPROXIMATELY 30 ACRES LOCATED ON THE EDGE OF THE FAVOURED VILLAGE OF COLWALL BORDERING THE MALVERN HILLS AONB AND THE VILLAGE CONSERVATION AREA.

Guide Price: £500,000

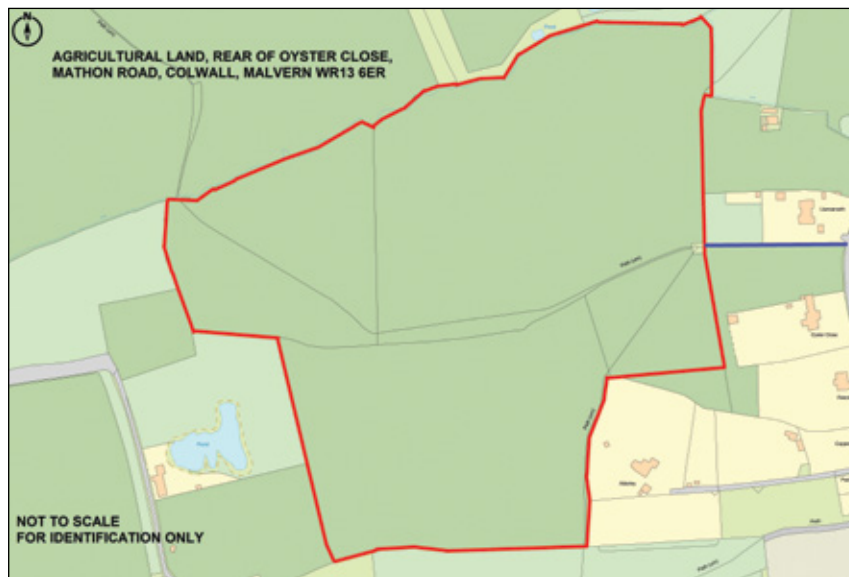
Location

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Description

A rare opportunity to purchase a delightful area of pastureland extending in all to approximately 30 acres. Laid out in two enclosures, the land comprises a level area of pastureland on the edge of the village of Colwall bordering The Malvern Hills Area of Outstanding Natural Beauty And the village conservation area.

Access to the land is via a vehicular right of way from Mathon Road (blue line on attached plan) and The Malvern Hills provide a wonderful backdrop.



Agents Note

It should be noted that the adjoining property called Oyster Close is also available for sale. For further details contact the agents Ledbury office.

Services

Mains water is understood to be available. 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.

Viewing

The land can be inspected at any reasonable time. PLEASE NOTE LIVESTOCK ARE LIKELY TO BE GRAZING THE LAND SO PLEASE RESPECT THE COUNTRYSIDE CODE AND CLOSE ALL GATES.

Directions

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