

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

ORCHARD HOUSE

CRADLEY, MALVERN, WR13 5LQ

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£845,000 GUIDE PRICE

Description

Occupying A Delightful Position Within The Desirable Village Of Cradley A Detached Family Home Offering Versatile Four Bedroomed Accommodation With Four Reception Rooms, Breakfast Kitchen With Separate Utility Room, Cloakroom With WC, Two Ensuite Bath/ Shower Rooms, Family Bathroom, Detached Oak Framed Garage, Driveway Parking And A Large Wrap Around Landscaped Garden. EPC D

VIEWING ESSENTIAL

Location & Description

Orchard House is situated within the Conservation Area in the heart of the historic village of Cradley, situated on the border of Herefordshire and Worcestershire. This highly sought-after village offers the perfect balance of rural tranquillity with convenient access to a range of nearby towns and cities.

The property is ideally placed for easy access to major centres, with the city of Worcester just 10 miles away, Hereford 16 miles, Malvern 5 miles, and Ledbury 7 miles. Cradley itself is well served by local amenities, including

a doctor's surgery with a dispensing pharmacy, a primary school, village shop and the Red Lion public house at Stiffords Bridge. The village is also home to the church and listed black and white village hall, where there is a heritage room offering office facilities, along with a post office service that visits twice a week.

The nearby towns of Great Malvern and Ledbury offer a wider range of shops, services, and recreational opportunities, with both towns featuring mainline railway stations providing fast connections to Birmingham and London.

For those commuting by car, Orchard House benefits from excellent transport links, with the M5 motorway accessible at Worcester and the M50 just south of Ledbury. The area is renowned for its exceptional educational provision, with a variety of highly regarded state and private schools, including Malvern College, Malvern St James, and The Downs and Elms Preparatory Schools, all within easy reach.

Orchard House is a modern four bedroom detached family home situated within the Conservation Area in the heart of the desirable village of Cradley, enjoying views from the front of the property towards the church and set within a

large mature and private garden. The property has been well maintained by the current owner and offers well-proportioned accommodation benefiting from gas central heating and double glazing throughout. The property has been enhanced by the current owner over recent years to create a large sitting room flooded with natural light and enjoying direct access to the garden. The master bedroom has been reconfigured creating a separate dressing room and en-suite bathroom along with the addition of an en-suite shower room to the second bedroom. These alterations have resulted in the creation of a spacious and flexible home, easily adaptable for everyday family life.

On the ground floor a spacious and inviting entrance hall leads to the dining room which opens-up to the light filled sitting room. Both rooms enjoy direct access to the garden. There is a useful cloakroom with WC, breakfast kitchen with utility room off, study and snug.

On the first floor a galleried landing leads to a spacious master bedroom suite with bay window and views towards the church, separate dressing room and en-suite bathroom. There are three further double bedrooms, family bathroom and an additional en-suite shower room.





Orchard House is approached by a driveway providing excellent parking. The house sits attractively within a beautiful wrap around landscaped garden with sweeping lawns, giving it a parkland feel and has been designed to provide interest all year round, planted with an abundance of mature shrubs, plants and trees. A detached oak framed fully insulated double garage provides useful storage with the potential for a home office or gym.

The agent recommends an early inspection to appreciate this lovely home and location within the village.

The accommodation with approximate dimensions is as follows;

Entrance Hall Spacious and welcoming with double glazed front door and windows to front aspect. Stairs to first floor. Carpet. Radiator. Doors leading to:

Cloakroom Rear aspect double glazed window. WC. Vanity unit with inset ceramic wash hand basin with tiled splashback. Radiator. Vinyl tile effect flooring.

Snug 4.16m (13ft 5in) x 2.92m (9ft 5in) Dual aspect with double glazed windows to front and side. Radiator. Carpet.

Study 3.69m (11ft 11in) x 3.15m (10ft 2in) Rear aspect double glazed window overlooking the garden. Radiator. Carpet.

Kitchen/Breakfast Room 3.72m (12ft) x 3.20m (10ft 4in) Rear aspect double glazed window with garden views. Fitted with a range of contemporary cream wall and base units with wood effect work surfaces over. Stainless steel one and a half bowl sink unit. Cooker with extractor over. Space for fridge freezer. Radiator. Door to:

Utility Room 3.38m (10ft 11in) x 2.45m (7ft 11in) With matching wall and base cupboards. Washing machine, dishwasher and space for white goods. Stainless steel sink unit with tiled splashback. Tiled floor. Double glazed window to rear and door to the garden.

Dining Room 6.40m (20ft 8in) x 3.44m (11ft 1in) Dual aspect with double glazed window to front and sliding patio doors opening onto the rear patio. Feature archway. Radiator. Carpet. Steps down and open to:

Sitting Room 8.06m (26ft) into bay x 5.01m (16ft 2in) Filled with natural light having a large bay window to front with views towards the church and two sets of French doors opening to the side courtyard garden and rear patio. Feature Turkish Limestone fireplace with black granite hearth with living flame gas fire. Four radiators. Carpet.

First Floor

Landing Spacious half galleried landing. Double glazed window with views towards the church. Carpet. Radiator. Access to insulated roof space.

Master Bedroom 5.16m (16ft 8in) x 4.37m (14ft 1in) Dual aspect with double glazed bay window to front enjoying views towards the church and further window to side. Two radiators.

Dressing Room With fitted wardrobes. Contemporary vertical radiator. Carpet. Two light tubes. Downlights. Access to insulated loft space with drop down ladder. Door to:

En-Suite Bathroom Suite comprising double ended bath with tiled surrounds. WC. Vanity unit with an inset ceramic wash hand basin, tiled splashback with mirror over. Walk-in tiled shower cubicle with mixer shower. Radiator. Downlights. Double glazed window with obscured glass.

Bedroom 2 3.77m (12ft 2in) x 3.75m (12ft 1in) With double glazed window to rear. Space for wardrobes. Carpet. Radiator. Door to:

En-Suite Shower Room Suite comprising WC. Vanity unit with an inset ceramic wash hand basin with tiled splashback

and mirror over. Walk-in tiled shower cubicle with mixer shower. Double glazed window to rear with obscured glass. Radiator. Chrome towel radiator. Extractor fan. Downlights.

Bedroom 3 3.69m (11ft 11in) x 2.84m (9ft 2in) Rear aspect double glazed window. Radiator. Carpet.

Bedroom 4 3.13m (10ft 1in) x 2.84m (9ft 2in) Rear aspect double glazed window. Space for wardrobes. Radiator. Carpet.

Bathroom Suite comprising WC, wash hand basin and panelled bath with mixer shower over and folding glazed shower screen. Radiator. Chrome radiator and traditional heated towel radiator. Wall tiling. Double glazed window with obscured glass. Airing cupboard with shelving. Eaves storage housing gas fired WORCESTER central heating boiler and hot water cylinder.

Outside

Orchard House is approached via a driveway leading to a generous parking area.

The property enjoys attractive and private wrap around gardens bordered by hedging and fencing with sweeping lawns, attractive flower borders and mature trees, including a feature Monkey Puzzle tree. Adjacent to the house and with access from the sitting and dining rooms are gravelled and paved terraces, lovely seating areas to enjoy the wonderful garden and its parkland feel. For the keen gardener there are raised vegetable beds and space for a greenhouse. There are 4 outside water taps along with 2 garden sheds. There is a fully insulated timber framed double garage with a storage loft, double glazed windows and a personal door to the side, an ideal home office or gym.

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 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 "F"

EPC

The EPC rating for this property is D (67.

Directions

From the agents Ledbury Office, proceed out of Ledbury on the B4214 Bromyard Road. Continue through Bosbury and proceed into Cradley. Continue past the village store and take the third turning right into Fincher's Corner signposted to Mathon and Colwall. Follow the road going over the bridge and at the T-junction turn left signposted for Cradley. Continue along the road heading towards the Church and on passing the war memorial on the right, Orchard House can be found after a short distance on the left hand side.



GROUND FLOOR
1276 sq.ft. (118.6 sq.m.) approx.

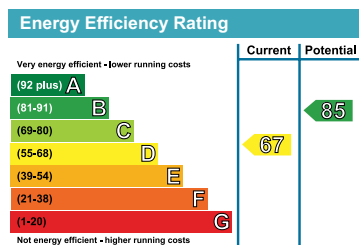


1ST FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2360 sq.ft. (219.3 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

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- 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.
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