

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WONDERFUL DOUBLE FRONTED FOUR BEDROOM PERIOD DETACHED HOUSE WITH SPACIOUS AND FLEXIBLE ACCOMMODATION SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF HANLEY SWAN. OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DETACHED DOUBLE GARAGE, ENCLOSED GARDEN. ENERGY RATING D

Jasmine Cottage - Guide Price £550,000

Welland Road, Hanley Swan, Worcestershire, WR8 0DA



Jasmine Cottage

Location & Description

Located in the highly regarded south Worcestershire village of Hanley Swan, approximately four miles from the well served town of Great Malvern and a similar distance from the busy riverside town of Upton upon Severn. The village itself boasts an excellent range of local amenities including a general stores and post office, a very popular pub, village hall, church and primary school. The focal point of Hanley Swan is its village pond.

The cultural spa town of Great Malvern has a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Upton upon Severn also has an excellent choice of facilities and is well known for its riverside marina and summer music festivals. The city of Worcester is about ten miles away and junction 1 of the M50 motorway, south of Upton, is less than seven miles. For those who need to walk the dog or enjoy the outdoor life the network of paths and bridleways that criss-cross the Malvern Hills are less than five minutes away by car and the Severn Valley is also nearby.

Property Description

Jasmine Cottage is a beautifully presented and maintained double fronted period house situated in a prime location.

Set back from the road behind a planted foregarden enclosed by a hedged perimeter. A wrought iron pedestrian gate opens to a path to the front door that gives access to the accommodation which benefits from double glazing and oil fired central heating.

Under a pitched slate roofed storm porch with wooden supports the UPVC double glazed front door with glazed side panels opens to the spacious and versatile accommodation which is well presented and ideal for family living.

The accommodation in more detail comprises:

Vestibule

Ceiling light point, multi-panelled glazed door opening to

Entrance Hall

A welcoming space with open wooden balustraded staircase to first floor and useful under stair storage area. Wall mounted thermostat control point. Ceiling light point, radiator. Door to sitting room (described later), entrance to inner hall and further door to

Cloakroom

Fitted with a modern white suite of low level WC and vanity wash hand basin with mixer tap and cupboard under and mirror over. Tiled walls, radiator, ceiling light point and ceiling mounted extractor fan.

Sitting Room 6.14m (19ft 10in) x 3.69m (11ft 11in)

A lovely light and airy room, double glazed window to front. A focal point of this room is a woodburning stove set into a fireplace with hearth. Two ceiling light points, radiators and double glazed door with matching double glazed side panels opening to a covered verandah (described later).

Inner Hall

Ceiling light point and doors to dining kitchen and study (described later) and further door to

Lounge 3.38m (10ft 11in) x 3.66m (11ft 10in)

A flexible and versatile space positioned to the front of the property. Double glazed window, ceiling light point, woodburning stove set into a fireplace on a slate hearth. Radiator.

Study 2.22m (7ft 2in) x 2.20m (7ft 1in)

A useful room with double glazed window to side, ceiling light point, telephone point and radiator.

Dining Kitchen 6.90m (22ft 3in) x 3.41m (11ft)

A fantastic, family orientated space which could, subject to the relevant permissions being sought be extended into the utility room and perhaps even further into the covered verandah. Currently this room is divided into two main areas. The first of which is

Dining Area

Ceiling light point, radiator. Tiled floor throughout and into





Kitchen Area

Fitted with a range of drawer and cupboard base units with roll edged work top over and matching wall units. Range of integrated appliances a four ring **INDUCTION HOB** with extractor over, eye level **DOUBLE OVEN** and **DISHWASHER**. Space for full height fridge freezer. Set into the worktop is a twin bowl sink with mixer tap and drainer, set under a double glazed window overlooking the rear garden. Tiled splashbacks, ceiling light point, breakfast bar with cupboards. Multi-panelled glazed wooden door leading through to

Utility Room 6.90m (22ft 3in) x 1.65m (5ft 4in)

Further worksurface space with stainless steel sink with mixer tap and cupboards under. Double glazed window to side. Wall cupboard, continued tiled flooring, radiator, two ceiling light points. Floor mounted oil fired boiler. Space and connection point undercounter for washing machine. Double glazed UPVC pedestrian door gives access to the garden.

FIRST FLOOR

Landing

Double glazed window to front. Radiator, ceiling light point, access to loft space. Useful walk-in storage cupboard with ceiling light point and further airing cupboard with shelving and radiator.

Master Bedroom 6.87m (22ft 2in) max x 5.24m (16ft 11in)

A generous room positioned to the rear of the property and giving glimpses of the Malvern Hills through a double glazed window. Range of fitted wardrobes incorporating hanging and shelf space. Two radiators, two ceiling light points and door to

En-Suite

Fitted with a modern white suite of low level WC, pedestal wash hand basin, walk-in shower enclosure with thermostatically controlled shower over. Ceiling light point, wall mounted shaver point. Heated towel rail, inset ceiling spotlight and ceiling mounted extractor fan. Walls and floor finished in complimentary tiling.

Bedroom 2 3.41m (11ft) x 3.72m (12ft)

A further double bedroom with double glazed window to front, ceiling light point. Useful recessed wardrobe. Radiator.

Bedroom 3 3.41m (11ft) x 3.30m (10ft 8in)

Also a double bedroom with double glazed window to front, radiator and ceiling light point. To either side of the chimney breast are fitted wardrobes incorporating hanging and shelf space.

Bedroom 4 2.61m (8ft 5in) x 3.69m (11ft 11in)

Double glazed window to side, ceiling light point and radiator.

Family Bathroom

Fitted with a white suite of low level WC, pedestal wash hand basin and panelled bath with electric shower over. Obscure glazed window to rear, ceiling light point, coving to ceiling. Tiled walls. Radiator.

Outside

Extending away from the rear of the property is a block paved patio area which in turn gives access to

Covered Verandah 3.64m (11ft 9in) x 3.69m (11ft 11in)

Covered roof with brick and wooden supports and being open to the patio. Subject to the relevant permissions being sought this could be integrated into the accommodation of the main house. Tiled floor and double glazed pedestrian door giving access into the sitting room. Outside power socket.

From the patio area grass extends away from planted beds with a stepping stone path leading through a wooden arch to the block paved driveway positioned to the rear of the house with double wooden vehicle gates opening to the private road which is shared with three other properties. The driveways allows ample room for parking and leads to a

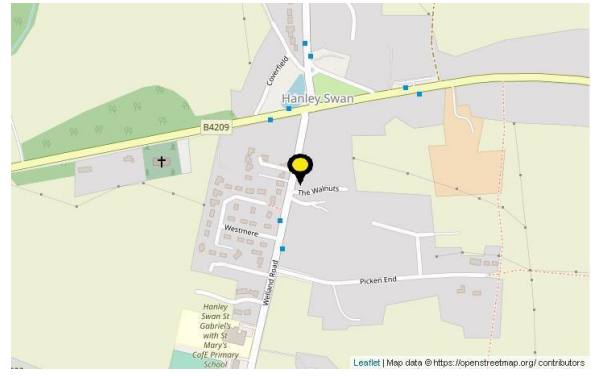
Detached Double Garage With pitched slate roof, two sets of double wooden doors. Double glazed window to side, boarded loft space with light, water tap, light and power. A great space which, subject to the relevant permissions being sought, be converted to a garden room or home office.

The whole garden is enclosed by a fenced and hedged perimeter. Sensored outside light points.



Directions

From the agents office in Malvern proceed south along the A449 Wells Road towards Ledbury for just under two miles before forking left onto the Hanley Road B4209 signed The Hanley's and Upton. Follow this route downhill for approximately half a mile past the Three Counties Showground and passing through a set of traffic lights. Continue for 1.5 miles into Hanley Swan where at the staggered crossroads turn right towards Welland. After a short distance the property can be found on the right hand side.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is provided by an oil fired system. 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 Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (56).



GROUND FLOOR
APPROX FLOOR
AREA 1218 SQ.FT.
(1078 SQ.M.)

FIRST FLOOR
APPROX FLOOR
AREA 868 SQ.FT.
(80.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2086 SQ.FT. (218.2 SQ.M.)
*This is an approximate floor area and does not include the area of the roof, garden, driveway, or other areas. It is not intended to be used as a basis for any calculation. The floor area for the purposes of the EPC is based on the floor area of the ground floor. The floor area for the purposes of the EPC is based on the floor area of the ground floor. The floor area for the purposes of the EPC is based on the floor area of the ground floor.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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.

