

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED AND SUBSTANTIAL DETACHED PROPERTY IN EXCESS OF 1900 SQ.FT INCLUDING THE GARAGE SITUATED IN A QUIET CUL-DE-SAC LOCATION IN A POPULAR AND MUCH SOUGHT AFTER LOCATION. FOUR DOUBLE BEDROOMS, GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DOUBLE GARAGE AND BEAUTIFUL LANDSCAPED GARDEN. EPC "D"

## Oakwell - Guide Price £530,000

16 Oaklands, Malvern, Worcestershire, WR14 4JE

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# Oakwell, 16 Oaklands

## Location & Description

Located in a much sought area of Malvern Wells, this four bedroomed detached bungalow is positioned in a popular and quiet cul-de-sac location at the end of a shared driveway. Malvern Wells is a lovely area offering a good primary school, garage and convenience store. It is situated to the south of Great Malvern which is just a few minutes drive away where there is a wide range of independent shops, eateries, banks, Post Office and Waitrose supermarket. The town also has a popular theatre and cinema complex and offers leisure pursuits including the Manor Park sports club, Malvern Splash swimming pool and leisure centre and the Worcestershire golf club, all flanked by the inspirational Malvern Hills and areas of common land.

Transport communications are excellent with Malvern offering two mainline railway stations giving direct links to Worcester, Birmingham, London, Hereford and South Wales. The junction 7 of the M5 motorway is just outside Worcester and the junction 1 of the M50 near Upton upon Severn gives a direct corridor to the Midlands and south west.

The area offers some fine schools which include Wyche Primary and Chase Secondary Schools in the state sector as well as Malvern College, Malvern St James Girls' School and The Downs in the private sector.

## Property Description

Oakwell is a beautifully presented and completely refurbished detached property situated in a quiet position on the easterly slopes of the Malvern Hills. The property is approached from Oaklands via a private road which is shared with just three other properties and leads uphill and gives access to a private driveway directly in front of the bungalow and leading to a double garage. A block paved path with steps lead from the driveway up to the front door that opens to the spacious accommodation which is in excess of 1900 sq.ft. including the garage and benefits from gas central heating and double glazing.

The current and previous owners have spent a lot of time, effort and money in the refurbishment of this property which has been furnished to a high standard and comprises in more detail.

## Storm Porch

Pitched tiled roof, wall mounted lantern, double glazed UPVC front door with matching side panel opening to

## Entrance Porch

Double glazed window, ceiling light point.

Double glazed door to

## Reception Hall

A welcoming L shaped space with wall and ceiling light points. Coving to ceiling, radiator, access to part boarded loft space with pull down ladder and light. Doors to all principal rooms

## Kitchen 3.07m (9ft 11in) x 3.72m (12ft)

Recently refitted with a range of beautiful modern shaker style drawer and cupboard base units with chrome handles and worktop over set into which is a stainless steel sink unit with mixer tap and drainer set under a double glazed window offering a glimpse of the view to the Severn Valley. Matching wall units and a range of integrated appliances including an AEG gas stainless steel **HOB** with extractor over, single **OVEN** under, **FRIDGE FREEZER** and **DISHWASHER**. Ceiling light point and radiator.

## Living Room 6.45m (20ft 10in) x 5.52m (17ft 10in) max narrowing to 16'2

A large and generous entertaining space positioned at the rear of the property and divided into two main areas. The first of which is

## Sitting Room 3.97m (12ft 10in) x 5.52m (17ft 10in)

Double glazed window to side with glimpses of the Severn Valley. Two ceiling light points, wall light points, radiator. The focal point of this room is the Living Flame effect gas fire set into a feature fire surround and hearth. This room is open to





#### **Dining Room 2.17m (7ft) x 5.01m (16ft 2in)**

A flexible and versatile space with dual aspect double glazed windows to either side. Radiator, ceiling light point, coving to ceiling. Double glazed patio doors open to

#### **Garden Room 3.30m (10ft 8in) x 4.75m (15ft 4in)**

With bank of double glazed windows to three sides incorporating double glazed double doors opening to a patio and overlooking the garden. This area is flooded with natural light through a double glazed roof lantern. Ceiling light point and further inset ceiling spotlights. Radiator.

#### **Utility Room 1.73m (5ft 7in) x 1.49m (4ft 10in)**

Obscure double glazed window to side, Butchers block style worktop under which are useful drawers, space and connection for washing machine and further kitchen white goods. Wall units. Tiled floor, radiator, inset LED ceiling spotlights and coving to ceiling.

#### **Master Bedroom 3.95m (12ft 9in) x 5.94m (19ft 2in)**

A generous double bedroom with two double glazed windows to front. Ceiling light point, coving to ceiling, radiator. Door to

#### **En-suite**

Fitted with a modern suite of close coupled WC, vanity wash hand basin with mixer tap and drawers under and light point over. Shower enclosure with thermostatically controlled, dual headed, rainfall shower over and hand held unit. Tiled wall, inset LED downlighters, ceiling mounted extractor fan. Obscure double glazed window, wall mounted shaver point and wall mounted chrome heated towel rail.

#### **Bedroom 2 3.97m (12ft 10in) x 3.20m (10ft 4in)**

Positioned to the front of the property and being a further generous bedroom that is currently used as the formal dining room. Double glazed window to front, coving to ceiling, ceiling light point and radiator.

#### **Bedroom 3 3.95m (12ft 9in) x 2.97m (9ft 7in)**

Double glazed window to rear, ceiling light point, coving to ceiling, radiator.

#### **Bedroom 4 3.97m (12ft 10in) x 2.99m (9ft 8in)**

Double glazed window to rear, coving to ceiling, radiator and ceiling light point.

#### **Family Bathroom**

Recently refitted with close coupled WC, 'his & her' sinks with mixer taps and drawers under with a bank of mirrored cabinets above and further cabinet to side. Oval shaped corner bath with mixer tap and shower head fitment. Walk-in shower enclosure with thermostatically controlled rainfall shower with further hand held unit. Ceramic tiled walls, ceiling light point, ceiling mounted extractor fan. Obscure double glazed window to side and wall mounted modern vertical towel rail.

#### **Outside**

The grounds wrap around the property mainly to three sides with steps leading up from the driveway to a gravel path that continues around the house past the lawned garden, flanked by a beautiful planted bed across the westerly boundary which is planted with an array of plants and shrubs including Roses interspersed with specimen trees. A path continues to the rear of the property where there are further planted beds. Extending away from the rear of the property is a paved patio area where the pleasures of this fantastic setting can be enjoyed. The whole garden is enclosed by a fence, wall and hedged perimeter giving it a private and secluded feel. Pedestrian gate giving direct access to Green Lane. The garden further benefits from strategically placed light points, outside power sockets. Attached to the property and accessed via an external door is a boiler room housing a wall mounted A rated Worcester boiler

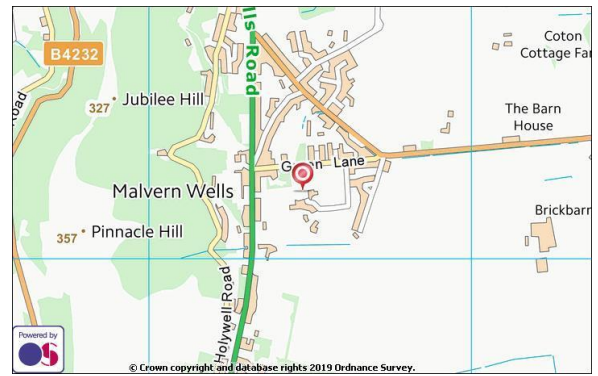
#### **Double Garage 5.63m (18ft 2in) x 5.27m (17ft)**

Electrically operated up and over door to front, light, power. Double glazed UPVC pedestrian door giving access to the righthand side of the house. Obscure double glazed window to side.



## Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury for just over two miles passing a convenience store on your left and take the left hand turn towards Upton and the Three Counties Showground (Hanley Road). As the road starts to bend round to the left turn right into Green Lane and then first left into Oaklands following the road round to the right where at the head of the cul-de-sac look to the right where the driveway for 16 Oaklands continues. Proceed up the drive and the property will be found directly in front



## Services

We have been advised that mains gas, electricity, water and drainage 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 Malvern Office, Tel: 01684 892809

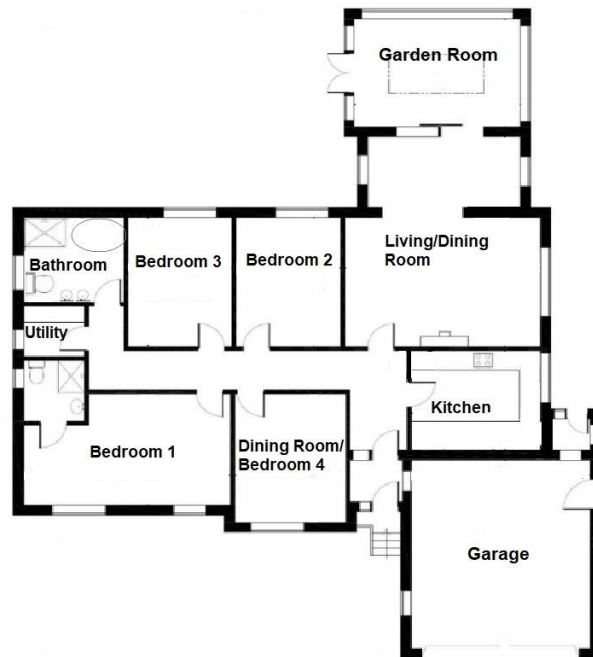
## Council Tax

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 (68).



### 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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