

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A WELL-APPOINTED 'ECO' HOME SITUATED IN THE HIGHLY REGARDED VILLAGE OF HANLEY SWAN OFFERING FOUR BEDROOM ACCOMMODATION AND BENEFITING FROM LANDSCAPED GARDENS WITH GARDEN ROOM, PARKING AND 7 YEAR STRUCTURAL WARRANTIES. EPC A.**

## 1 Meadow View - Guide Price £550,000

Worcester Road, Hanley Swan, Worcestershire. WR8 0AP



# 1 Meadow View

## Location & Description

Less than half a mile from the highly regarded South Worcestershire village of Hanley Swan which boasts an excellent range of local amenities including a local shop and store with Post Office, a very popular pub, village hall and primary school. The focal point of Hanley Swan is its village pond. The well served neighbouring towns of Great Malvern and Upton upon Severn are each approximately four miles away. Here one can find a comprehensive range of amenities notably in Malvern where there are shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The city of Worcester is less than ten miles away as is Junction 1 of the M50 motorway south of Upton.

## Property Description

An exclusive rural Barn Conversion development of just four 'Eco' homes which adopt all that is best in renewable energy technology (full details in services section) and design, located on the outskirts of the premier village of Hanley Swan. This end terrace barn conversion was constructed in 2021 by renowned local developer Court Property and contains four bedrooms, two reception rooms, kitchen, WC, ensuite to bedroom one and a family bathroom.

The property further benefits from all external doors and windows being powder coated aluminium, air source heat pump heating and a beautifully landscaped garden with additional garden room which is currently used as an office and gym.

The agents recommends early inspection to appreciate the full eco-credentials of the property along with the lovely rural setting.

## Dining Room 5.89m (19ft) x 4.49m (14ft 6in) (maximum)

Engineered wood flooring, ceiling spotlights, two double glazed windows, double glazed door, stairs to first floor. Understairs cupboard with solar panel control system. Doors to Sitting Room and Kitchen (described later), door to

## Storage Room

Engineered wood flooring, spotlights, pantry cupboard and door to

## WC

Engineered wood flooring, ceiling spotlight, low level WC and wash hand basin.

## Living Room 5.89m (19ft) x 4.65m (15ft)

Engineered wood flooring, three dual aspect double glazed windows, pendant light fitting and ceiling spotlights, air conditioning unit.

## Kitchen 4.13m (13ft 4in) x 3.64m (11ft 9in)

Engineered wood flooring, spotlights, double glazed window, base and eye level units, quartz polished worktop with LED strip lighting, inset sink with mixer tap, **DISHWASHER, BIN**





**STORE**, electric **OVEN**, convection **OVEN**, full height **FRIDGE** and full height **FREEZER**. Central island with storage beneath, Zone **INDUCTION HOB** with **EXTRACTOR** fan over. Worktop space with breakfast bar and slimline **WINE FRIDGE**. Door to

#### Utility

Engineered wood flooring, ceiling light fitting, base and eye level units, polished quartz work surface. Inset stainless steel sink, space for white goods, double glazed window to side and double glazed door to garden (side garden).

#### First Floor

##### **Bedroom 1 5.01m (16ft 2in) x 4.18m (13ft 6in) (maximum)**

Carpet, double glazed window, radiator, air conditioning unit, built-in wardrobes, ceiling spotlights and pendant light fitting. Door to

##### **En-suite**

Underfloor heating, heated towel rail, extractor fan, ceiling spotlights, Velux window, tiled floor, partially tiled walls, two wash hand basins, WC, dual head mains powered shower.

##### **Bedroom 2 3.75m (12ft 1in) x 4.16m (13ft 5in) (maximum)**

Carpet, double glazed window, radiator, pendant light fitting, built-in wardrobes.

##### **Bedroom 3 3.72m (12ft) x 2.45m (7ft 11in)**

Carpet, double glazed windows, radiator, pendant light fitting, built-in wardrobes.

##### **Bedroom 4 3.72m (12ft) x 2.32m (7ft 6in) (maximum)**

Carpet, double glazed window, radiator, pendant light fitting.

#### Bathroom

Tiled floor, partially tiled walls, extractor fan, Velux window, bath, wash hand basin, WC, dual head mains powered shower. Heated towel rail, spotlights. Underfloor heating.

#### Landing

Carpet, radiator, airing cupboard with pressured cylinder, loft access and doors to all rooms.

#### Outside

A gated entrance that provides access to the large parking area for five plus cars, including a camper van. Outdoor lighting and electric points. Planted borders, lawn with pathway to garden room, patio, outside tap. Patio, providing access to gated storage area, air source heat pump unit and space for shed and door into Utility.

#### Insulated Garden Room

Power and lighting. Double glazed window and patio doors.



### Directions

From Malvern proceed south along the A449 Wells Road towards Ledbury for approximately two and a half miles before turning left onto the Hanley Road (B4209) signed The Hanleys and Three Counties Showground. Follow this route for almost a mile before crossing straight through a set of traffic lights at the Three Counties Showground. Continue straight on into the village of Hanley Swan where you will see a large duck pond on your left. At the pond turn left. Continue along this road towards Worcester for approximately quarter of a mile where you will see a track on the left hand side that leads to the properties as indicated by the Joint Agents Sale Boards.

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### Services

Renewable energy heating & hot water system (no gas). Renewable energy electricity system supplementing mains electricity connection. Reduced surface water drainage charges. Reduced foul water drainage charges. Renewable Air Source Heat Pump System and Air Conditioning to the living room and Bedroom 1. Photovoltaic Solar panels providing free electricity supplementing mains electricity connection. Underfloor heating to all ground floor rooms zoned and controlled separately.

### 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 Malvern Office, Tel: 01684 892809

### Council Tax

COUNCIL TAX BAND "E"

### EPC

The EPC rating for this property is 96 (A).

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.  
While every effort 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 misstatement. 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 can be given as to their operation or efficiency over the years.  
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