

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED PROPERTY IN THE HIGHLY DESIRABLE VILLAGE OF HANLEY SWAN, WITH VIEWS TO THE MALVERN HILLS. ACCOMMODATION OFFERING OPEN PLAN KITCHEN DINER, SITTING ROOM, STUDY, FOUR BEDROOMS INCLUDING ONE WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, ZONED UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR, DOUBLE GLAZED, LPG CENTRAL HEATING, ENCLOSED REAR GARDEN, INTEGRAL SINGLE GARAGE, OFF ROAD PARKING. EPC RATING 'D'

## Hillview Drive - Guide Price £475,000

2 Hillview Drive, Hanley Swan, Worcester, WR8 0EL



## 2 Hillview Drive

### 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

A beautifully presented four bedroomed detached house, built in 2009, in the heart of Hanley Swan village.

Set back from the road, accessed via a brick paved private driveway, serving only four properties.

### Entrance Hall

Wooden, obscured double glazed front door. Ceiling light point. Doors leading to all ground floor rooms. Underfloor heating. Understairs storage cupboard. Thermostat.

### WC

A white suite consisting of low level WC and wash hand basin with tiled splashback. Tiled floor. Wall light with shaving point. Ceiling light point. Underfloor heating. Extractor fan. Obscured double glazed wooden window, with shutters.

### Study 3.16m (10.20ft) x 1.58m (5.10ft)

A versatile room that is currently being used as a playroom. Built in shelving unit. Ceiling light point. Wooden double glazed window to front aspect, with shutters. Underfloor heating. Thermostat.

### Sitting Room 5.67m (18.30ft) x 3.32m (10.70ft)

Log burner with brick surround and tiled hearth. Wooden double glazed patio doors, with shutters. Ceiling light point. Wall lights. Underfloor heating. Thermostat.

### Kitchen Diner 4.65m (15ft) x 6.60m (21.30ft)

A range of fitted base and wall units. Granite worktop. Under counter lighting. Inset stainless steel 1.5 sink. Island with undercounter fridge and freezer. Eye level microwave and single oven. Electric hob with stainless steel splashback. Stainless steel extractor fan over. Integrated dishwasher and washing machine. Inset spot lights. Ceiling light point in dining area. Tiled floor. Wooden double glazed door to side. Wooden double glazed patio doors to garden, with shutters. Wooden double glazed window to rear aspect, with shutters. Underfloor heating. Heating thermostat.





### Landing

Loft hatch. Ceiling light point. Door to all first floor rooms.

### Main Bedroom 4.03m (13ft) x 3.29m (10.60ft) Partially restricted head height

Built in wardrobes. Wooden double glazed window to front aspect with views of the Malvern Hills. Window shutters. Radiator. Ceiling light point. Door to en-suite.

### En-Suite Shower Room

Shower cubicle with sliding glass doors. Mains powered shower. Partially tiled walls. Extractor fan. Inset spot lights. A white suite consisting of low level WC and wash hand basin with tiled splashback. Tiled floor. Shaving point. Heated towel rail. Wooden, obscured double glazed window to front aspect, with shutters.

### Bedroom Two 4.03m (13ft) x 3.07m (9.90ft) Partially restricted head height

Wooden double glazed window to front aspect with views of the Malvern Hills. Window shutters. Built in wardrobe. Radiator. Ceiling light point.

### Bedroom Three 3.44m (11.10ft) x 3.13m (10.10ft) Partially restricted head height

Wooden double glazed window to rear aspect, with shutters. Built in wardrobes. Ceiling light point. Radiator.

### Bedroom Four 3.44m (11.10ft) x 2.39m (7.70ft) Partially restricted head height

Aluminium double glazed skylight. Ceiling light point. Radiator.

### Bathroom

A white suite consisting of low level WC and wash hand basin with tiled splashback. Heated towel rail. Tiled floor. Partially tiled walls. Bath with mains powered shower over. Wooden double glazed Velux window. Partially restricted head height.

### Outside

To the front, the property is approached via private driveway. Block paved driveway. Small lawned area to the front with sunken LPG tank. Outside lighting.

To the rear is an enclosed garden, mainly laid to lawn. Paved patio area and pedestrian path to the side of the property leading to the rear of the garage. Outside lighting. Tap. Pedestrian side gate leading to driveway.

### Garage 5.70m (18.40ft) x 2.76m (8.90ft)

Up and over garage door. Rear pedestrian door. Power points. Two ceiling light points. Combi Boiler. Heating control panel.

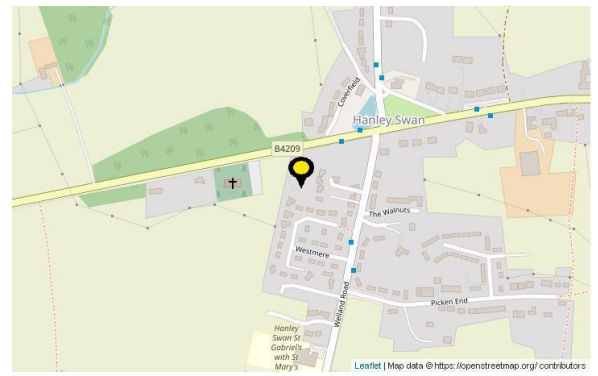
### Agents Note

Buyers should be aware that planning permission has been applied for in an adjoining garden for the erection of two bungalows. Further information can be found on the Malvern Hills Planning Portal using the application number - M/24/00214/FUL.



## 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 around 1.5 miles into Hanley Swan. After St Gabriel's Church, on your right hand side, is the private driveway sign posted Hillview Drive. The property can be found on your left hand side, the second property in.



## Services

We have been advised that mains electricity, drainage and water are connected to the property. The central heating is via an LPG tank. 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 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.

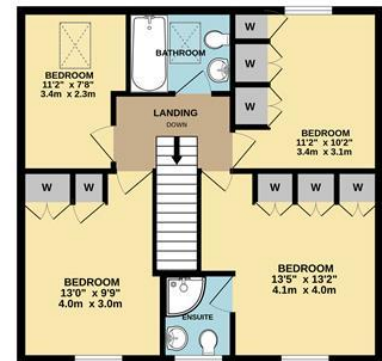
## EPC

The EPC rating for this property is D (66).

GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA - 1415 sq.ft. (131.4 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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### 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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