

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE AND VERY WELL PRESENTED DETACHED HOUSE ENJOYING A LOVELY RURAL SETTING WITH VIEWS OVER UNSPOILT COUNTRYSIDE TOWARDS THE MALVERN HILLS AND OFFERING VERY GENEROUS CONTEMPORARY ACCOMMODATION WITH CENTRAL HEATING, DOUBLE GLAZING, HALL, CLOAKROOM WITH WC, LIVING ROOM, DINING ROOM, A WELL EQUIPPED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FOUR GOOD SIZED BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM, EXTENSIVE OFF ROAD PARKING, DOUBLE GARAGE AND GARDENS (WITH ORCHARD) EXTENDING TO OVER HALF AN ACRE. ENERGY RATING "E"

The Cottage - Guide Price £745,000

California Lane, Garrett Bank, Welland, Malvern, WR13 6NF



The Cottage

Location & Description

The property enjoys a rural setting only a quarter of a mile from the highly popular South Worcestershire village of Welland where there is a local shop/stores, village hall, a highly regarded primary school, a church and even a thriving football club. It lies almost equidistant from the larger centres of Great Malvern and Upton upon Severn, both of which offer a comprehensive range of amenities. In Malvern there is a Waitrose supermarket, shops and banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Upton also has an excellent choice of shops, supermarkets and its famous riverside Marina.

Transport communications are excellent. The village lies on the crossroads between the cities of Worcester, Cheltenham and Gloucester with close access to the M5 south of Upton which is no more than seven miles distant. Educational facilities are second to none with some of the best primary and secondary schools in both the state and private systems in the region and for those who enjoy walking, riding or energetic pursuits, Castlemorton Common is within walking distance and the Malvern Hills are less than four miles away.

Property Description

The Cottage comprises a significant detached two storey house with generous accommodation that has in more recent times been the subject of extension, renovation and refurbishment. The result is a beautifully presented contemporary home fit for a growing family but equally suited to retirement buyers or purchasers without children as it is easy to maintain. The current accommodation includes a central reception hall, cloakroom with WC, a large living room (with inglenook style fireplace) a separate dining room, a particularly well equipped kitchen/breakfast room, a utility room, galleried landing and four bedrooms, one of which has its own en-suite shower room. There is also a separate family bathroom with both a slip bath and separate shower. Central heating is provided by way of an LPG gas system and windows are double glazed.

One of the great strengths of The Cottage is to be found outside where a gated approach leads on to a block paved driveway capable of accommodating several vehicles and leading to a large modern double garage which has the added bonus of additional roof storage. The garage could offer potential for conversion into a studio, office or gym. The mature garden is mainly laid to lawn with trees, shrubs, hedged boundaries and stone paving which provide areas to sit out and enjoy the summer sunshine. Behind the garage and accessed via a gated gravel driveway is a small orchard with fruit trees. From the garden there are fine views to the west of the full range of the Malvern Hills.

Ground Floor

Kitchen/Breakfast Room 5.19m (16ft 9in) x 4.13m (13ft 4in) min excluding entrance recess

Comprehensive range of floor and eye level cupboards with fitted drawers, walnut worktops, LED plinth lighting and pelmet lighting. Integrated one and a half bowl Franke sink and a range of Bosch appliances including **DISHWASHER**, eye level **DOUBLE OVEN**, **HOB** and **MICROWAVE** and free standing American style **FRIDGE FREEZER**. Centre island with breakfast bar, ceiling downlighting, marble tiled flooring (with underfloor electric heating), door leading to garden and inner hall and open arch to

Dining Room 5.42m (17ft 6in) x 4.00m (12ft 11in)

Raised brick fireplace with timber mantel, radiator, double glazed doors and matching windows each side leading to and overlooking rear garden. Open archway to

Living Room 5.45m (17ft 7in) x 6.51m (21ft)

The focal point of this room is a fine inglenook style fireplace with brick surrounds and log burner on raised brick hearth. Feature timbering to walls, three wall lights, radiator, two double glazed windows overlooking rear garden and door to

Internal Hallway

The main feature of which is a large arched stained glass style window and chandelier. Two wall lights, radiator. Stairs to first floor. Doors leading to living room, kitchen, utility room and to





Cloakroom

Close coupled WC, wash basin, radiator and opaque window to front aspect.

Utility Room 3.64m (11ft 9in) x 2.01m (6ft 6in)

Deep enamel sink with work surfaces and cupboards to each side, radiator, floor mounted LPG Worcester Bosch central heating boiler. Space and plumbing for washing machine and for tumble dryer. Stone flooring and window to front aspect.

First Floor

Galleried Landing

Radiator, built in storage cupboard with shelving, two wall lights.

Bedroom 1 4.13m (13ft 4in) x 3.46m (11ft 2in)

including a range of fitted wardrobes with hanging rails and shelving. Radiator, double glazed window to rear aspect with view beyond to countryside. Open archway to

En-suite Shower Room

Fully tiled shower cubicle, vanity wash hand basin with range of cupboards below, mirror, lighting and shaver point above. Close coupled WC, ceiling downlighting, chrome ladder style heated towel rail and window.

Bedroom 2 3.35m (10ft 10in) x 3.49m (11ft 3in)

Radiator, access to loft space and double glazed window to rear aspect with view over countryside.

Bedroom 3 3.64m (11ft 9in) x 3.04m (9ft 10in)

Radiator and double glazed window to rear aspect with view beyond to countryside.

Bedroom 4 3.02m (9ft 9in) x 2.99m (9ft 8in)

excluding built-in wardrobe with hanging rail and shelving. Radiator and window to front aspect.

Bathroom 4.34m (14ft) max (9'10 min) x 2.48m (8ft)

Free standing roll top "slip" bath, pedestal wash basin, walk-in double shower, close coupled WC, radiator, built-in cupboard with hanging rail and shelving. Access to loft space, ceiling downlighting and window to front aspect.

Outside

A five bar wooden gated entrance opens onto a wide block paved driveway that provides extensive parking for several vehicles. It leads directly to the

Detached Double Garage 6.17m (19ft 11in) x 5.92m (19ft 1in)

With twin wooden entrance doors, sealed windows and doorway to two sides of the building. Power and lighting and access to a generous loft space which is fully boarded. There is also an inspection pit. On the outside of the garage is security lighting and to the rear of the building is a secure caged timber PET SHELTER. To the side of the garage a gravelled driveway leads via a gated entrance into an orchard containing a number of very productive fruit trees. This is fully enclosed by mature hedging.

The driveway spurs off to one side creating additional parking and leading directly to the formal garden which consists mainly of lawn interspersed with mature trees, shrubs and boundary hedging to give a degree of privacy. Immediately in front of the house is a large stone paved patio/seating area which continues to each side of the house. Along the southern boundary is an additional sheltered seating area ideal for barbeques. Here also there is a mature Wisteria. To the rear of the property are further lawned areas with a large gravelled border containing a number of well established grasses. At strategic points there is an external tap and outside lighting.

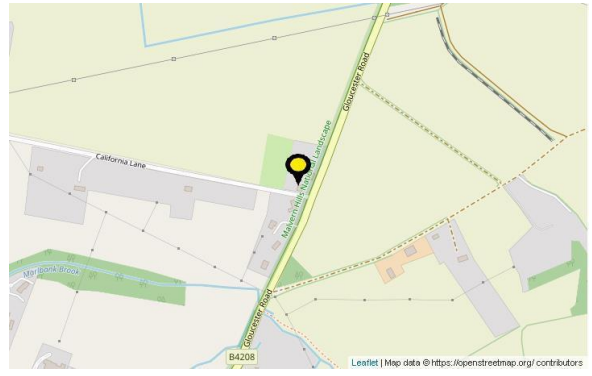
Agents Note

Apart from the white goods and appliances referred to in this brochure the vendors will also include the wall mounted TV in the kitchen and all curtains and blinds.



Directions

From the traffic lights in the centre of Great Malvern proceed downhill along Church Street. After a short distance the road begins to bear to the right into Barnards Green Road. Continue along this route passing Malvern St James Girls School and Sports Centre (which are on both sides of the road) to a large island in Barnards Green. Take the third exit continuing through Barnards Green leaving the commercial centre where, after a few hundred yards, fork right onto Poolbrook Road. Continue along this road for some distance, passing common land on both sides of the road. Carry on for almost a mile to the traffic lit crossroads adjacent to the Three Counties Showground. At the lights continue straight on into Blackmore Park Road following this route for approximately a mile before turning right at the next crossroads onto the B4208 (signed to Gloucester). Continue for a few hundred yards past the Welland village sign into the 30 mph zone. At the brow of the hill turn right (opposite a triangular sign with adult and child) onto California Lane (identified by two telegraph poles on each side of the lane). The gated entrance to the cottage is on the right almost immediately.



Services

We have been advised that mains electricity, water and drainage are connected to the property. There is no mains gas but an LPG supply serves the central heating 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

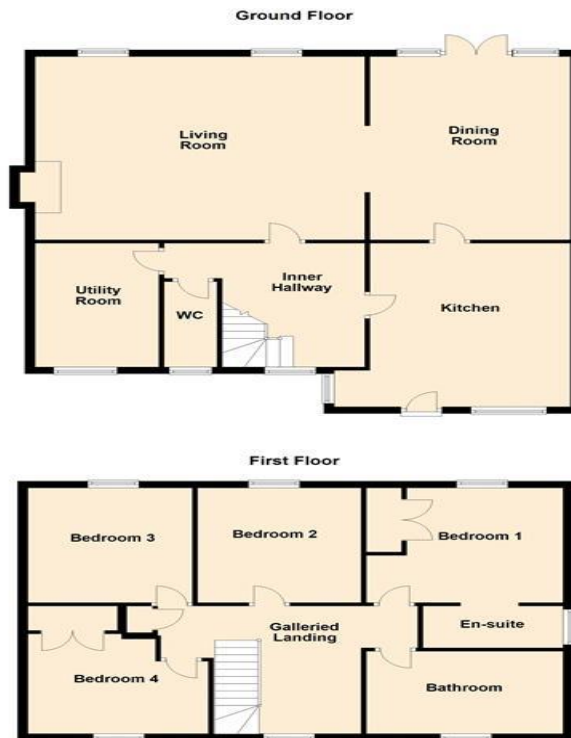
Council Tax

COUNCIL TAX BAND "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 E (40).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encart Ltd Floor plan provided using Planity

The Cottage, California Lane, Garretts Bank, Welland



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