

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXTREMELY WELL PRESENTED DETACHED CHARACTER PROPERTY SITUATED IN A PEACEFUL LOCATION JUST TWO MILES FROM THE CENTRE OF GREAT MALVERN OFFERING MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE, THREE FURTHER BEDROOMS (ONE WITH AN EN-SUITE), MATURE GARDEN WITH WONDERFUL VIEWS OVER OPEN COUNTRYSIDE, AMPLE OFF ROAD PARKING AND GARAGE WITH MEZZANINE ROOM.**

**EPC 'D'**

## Bywood - Offers in Excess of £840,000

Storrige, Malvern, WR13 5EY



# Bywood

## Location & Description

Bywood enjoys a convenient position just two miles from the centre of Great Malvern, where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash Leisure Pool and gymnasium. The town is also highly regarded for the standard of its schools and educational facilities, in both the private and state sectors at secondary and primary level including Malvern College and Malvern St James Girls' School. Transport communications are excellent. The property is only a short distance from the A4103 that leads to the cities of Hereford (16 miles) and Worcester (8 miles). Worcester also provides a direct link to Junction 7 of the M5 motorway. The property enjoys a fine rural setting on the Worcestershire and Herefordshire border. It is only a short distance from the Worcestershire Way and many other lovely country walks which are so much a feature of the area. The Malvern Hills themselves are easily accessible and from Bywood there are views to both the front and rear across open countryside towards woodland in the distance.

## Property Description

Bywood is an extremely well presented detached character property situated in a quiet location and benefitting from underfloor heating on the ground floor and double glazing throughout. The property has been lovingly maintained by the current owner having a number of character features including inglenook fireplace, vaulted ceilings and exposed beams. It is ideal for multi-generational and family living having an open plan living/dining kitchen, garden room, sitting room, master bedroom with en-suite and dressing room, plus three further bedrooms (one of which benefits from an en-suite). It is approached over a gravelled driveway offering ample parking and leading to the garage with mezzanine room above. There is a raised lawned foregarden with mature trees and gated access to either side opening to the rear garden. A paved area leads to the storm porch with outside light and the front door which opens to

**Reception Hall** Tiled and wood floor. Spotlights, doors opening to living/dining kitchen, shower room and bedroom 4 (all described later). Door opening to

**Bedroom 3** 5.47m (17ft 8in) x 3.66m (11ft 10in) Carpet, spotlights, double glazed windows to front and side aspect. TV point

**Bedroom 4** 3.72m (12ft) x 3.54m (11ft 5in) Carpet, spotlights and double glazed window to side aspect

**Shower Room** 2.66m (8ft 7in) x 2.25m (7ft 3in) Tiled floor, partially tiled walls, double glazed window to rear aspect, spotlights and heated towel rail. Low level WC, pedestal wash hand basin and corner shower enclosure with thermostatic shower

**Open Plan Living/Dining Kitchen** 6.92m (22ft 4in) x 5.66m (18ft 3in) A spacious room split into two areas

**Living/Dining Room** Oak floor, two ceiling light fittings, double glazed windows to front aspect and stairs to first floor. Vaulted ceiling with open beam work, double glazed patio doors opening to deck and stairs down to sitting room. Open to

**Kitchen** Tiled floor, two ceiling light fittings and double glazed window to front aspect. Range of base and eye level handcrafted units with granite work surface over. Belfast sink, integrated Bosch EcoSilence **DISHWASHER**, **BIN STORE** and oil fired **AGA**. Door to utility (described later) and open to

**Garden Room** 3.33m (10ft 9in) x 3.77m (12ft 2in) Oak floor, spotlights, French doors opening to deck and double glazed windows to three aspects making the most of the wonderful views





**Utility Room 4.23m (13ft 8in) x 3.44m (11ft 1in)** Tiled floor, spotlights and double glazed window to rear aspect. Oak worksurface with built in storage below and built in cupboards. Door opening to pantry with shelving. Double electric oven with grill and hob. Space for an American fridge freezer, space and plumbing for a washing machine. Door opening to garage (described later) and double glazed stable door opening to garden

**Sitting Room 4.49m (14ft 6in) x 5.63m (18ft 2in)** Oak floor, spotlights, dual aspect double glazed windows and double glazed French doors opening to garden. TV point and inglenook fireplace with Villager log burner, tiled hearth and oak beam mantle

## FIRST FLOOR

**Half Landing** Door opening to storage, access to roof void and stairs to main landing. Door opening to

**Master Bedroom 5.63m (18ft 2in) x 3.92m (12ft 8in)** Carpet, pendant light fitting, wall mounted lights and two radiators. Double glazed window to side aspect and double glazed picture window to rear aspect showcasing the lovely views. TV point and door opening to

**Dressing Room** Carpet, wall mounted lights, radiator and ample hanging space

**En-Suite Shower Room** Tiled floor, spotlights, double glazed window to side aspect and heated towel rail. Low level WC, pedestal wash hand basin, bidet and shower enclosure with thermostatic shower

**Landing** A good sized space that could be used as a home office. Carpet, spotlights and door opening to

**Bedroom 2 4.21m (13ft 7in) x 2.79m (9ft)** Carpet, spotlights, radiator and double glazed window to side aspect. Door opening to

**En-Suite Bathroom** Carpet, spotlights, radiator porthole window to front aspect and extractor. WC, pedestal wash hand basin and bath with mixer tap and shower head

**Outside** To the rear of the property is a peaceful garden. A patio area offers the perfect spot for taking in the wonderful views over open countryside whilst enjoying an evening tittle. An additional seating area to side of the property is ideal for entertaining and a paved patio opening from the sitting room is another spot from which to enjoy the garden.

The remaining garden is laid to lawn with mature plant and shrub borders and benefits from outside lighting, electric points and two outside taps. Gated access to either side leads back to the front of the property

**Garage 5.68m (18ft 4in) x 3.72m (12ft)**

Front opening double doors and double glazed window to rear aspect. Light and power. Drop down ladder giving access to

**Mezzanine Room 3.33m (10ft 9in) x 2.82m (9ft 1in)** Velux window to rear aspect, eaves storage housing hot water cylinder and the potential to create a shower room

**Agents Note** The agents have been made aware that the lane is owned by Madresfield Estate with the property having a right of access

## Directions

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a short distance, take the first turn to the left into North Malvern Road and after approximately 500 yards take the first fork to the right onto the B4219 Cowleigh Road (towards Bromyard and Storridge). Follow this route for approximately one and a half miles. You will come to a very sharp left hand bend. 200 meters after this there is a left hand turn. Follow this road to the end where the property will be found on the right hand side.



**Services** We have been advised that mains electric is connected to the property. Heating is provided by way of oil and drainage is via a septic tank buyers should make separate enquiries to check compliance. 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.

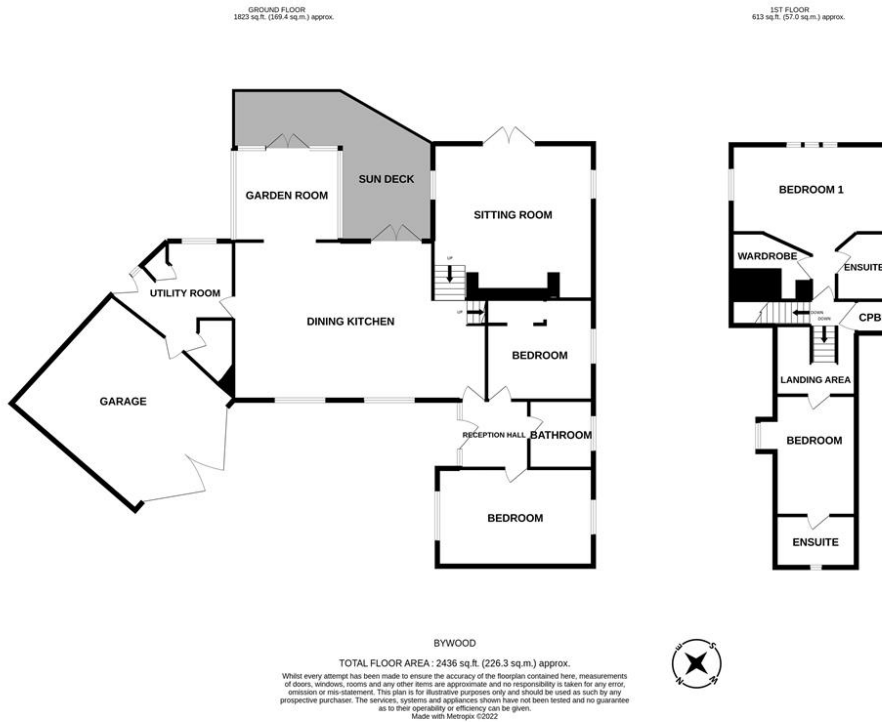
**General** Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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 "G" 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 (65).



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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.

