

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED AND FLEXIBLE DETACHED FAMILY HOUSE ENJOYING A CONVENIENT LOCATION AT THE END OF A QUIET CUL-DE-SAC IN THE VILLAGE OF COLWALL OFFERING VERY GENEROUS ACCOMMODATION WITH GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, HALL, CLOAKROOM WITH WC, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY/BEDROOM 5, FOUR PRINCIPLE BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM, PRIVATE OFF ROAD PARKING, DOUBLE GARAGE AND A BEAUTIFULLY LANDSCAPED GARDEN. EPC RATING 'C'

## Field House - Guide Price £695,000

3 Acorn Close, Colwall, Malvern, WR13 6LJ

4 3 2



# Field House

## Location & Description

The property enjoys a quiet setting at the end of Acorn Close, close to the centre of the highly regarded and well served village of Colwall which lies in the foot hills of the Malvern Hills on the Herefordshire border with Worcestershire. The village is renowned for its wide range of amenities including Colwall Park Hotel, a doctor's surgery, pharmacy, a busy general stores, cafe, butchers shop, two private Prep Schools (The Elms and The Downs), a local primary state school and a church. In addition to this there are local pubs and the village is well placed for immediate access to Great Malvern (which is only two miles away) where there is an even more comprehensive range of amenities, including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium, as well as a busy retail park with all the usual familiar high street names. The larger town of Ledbury is five miles distant. Transport communications are excellent. Colwall has its own main line railway station and there are good links to both the M50 motorway south of Ledbury and to the M5 just south of the city of Worcester. The village lies in the shadow of the Malvern Hills so this is the perfect spot for those who enjoy outdoor activities, particularly walking, riding and cycling. There are numerous walks virtually on the doorstep.

## Property Description

Field House is situated at the end of a prime cul-de-sac and stands in a beautifully landscaped, colourful garden with off road parking for at least two vehicles and a double garage.

The generous accommodation includes an entrance hall, cloakroom with WC, a large lounge, separate dining room, a well equipped kitchen/breakfast room, utility room and a study that can double as a fifth bedroom when needed. At first floor level a galleried landing leads to four bedrooms, one of which has its own en-suite shower room. There is also a separate family bathroom. The house has gas fired central heating and double glazed windows.

## Ground Floor

### Porch

With light.

### Reception Hall

Part glazed front door with two obscure glass panels to each side, understairs cupboard (with automatic light), burglar alarm control panel, central heating thermostat, built-in wardrobe with hanging rail and stairs leading to first floor.

### Cloakroom

Close coupled WC, wash basin with mirror above, fitted towel ring and window.

### Lounge 5.99m (19ft 4in) x 3.59m (11ft 7in)

Fireplace with timber surround and mantel, marble inset and hearth supporting gas coal effect living flame fire. Two radiators, double glazed window to front aspect, two wall light points, sliding patio doors leading to the lovely rear garden. Part glazed doors leading to

### Dining Room 3.41m (11ft) x 3.54m (11ft 5in)

Also approached via a glazed door from the hall. Radiator, double glazed window to rear aspect.

### Kitchen/Breakfast Room 4.03m (13ft) (minimum 10'6) x 3.28m (10ft 7in)

Floor and eye level cupboards with work surfaces, tiled surround and pelmet lighting above. One and a half bowl single drainer sink unit, four ring electric HOB with extractor canopy above.

Integrated DISHWASHER, FRIDGE and FREEZER, eye level OVEN and GRILL. Telephone point, radiator, ceiling downlighting and archway leading to





#### **Utility Room 2.17m (7ft) x 1.47m (4ft 9in) maximum**

Single drainer sink with mixer tap. Floor and eye level cupboards, gas fired central heating boiler, extractor fan, radiator and part glazed door leading outside.

#### **Study/ Bedroom 5 2.71m (8ft 9in) x 2.48m (8ft)**

Two radiators, access to roof space and two double glazed windows.

#### **First Floor**

#### **Galleried Landing**

With high window to front access. Radiator, access to roof space, airing cupboard with pressurised hot water cylinder and slatted shelving.

#### **Bedroom 3.64m (11ft 9in) x 3.33m (10ft 9in) minimum**

Range of fitted and free standing furniture including two bedside drawer units, chest of five drawers, twin and single wardrobes, radiator, two windows to rear and side aspects and door leading to

#### **En-suite Shower Room**

Large tiled shower cubicle, vanity wash basin with mirror above, close coupled WC, fitted soap dish, towel ring, radiator, mirrored cabinet and shaver point.

#### **Bedroom 3.41m (11ft) x 2.61m (8ft 5in)**

Radiator, double glazed window to rear aspect.

#### **Bedroom 3.20m (10ft 4in) x 2.48m (8ft)**

Radiator, pair of built in cupboards with shelving and double glazed window to rear aspect.

#### **Bedroom 3.64m (11ft 9in) x 2.87m (9ft 3in) minimum**

Radiator, range of fitted and free standing furniture including chest of five drawers, three drawer bedside cabinet and built-in double wardrobes. Window to front aspect.

#### **Bathroom 2.48m (8ft) x 1.91m (6ft 2in)**

Half tiled and having panelled bath with tiled surrounds and shower over. Close coupled WC, vanity wash basin with work surface, soap dish, mirror and shaver point above. Extractor fan, radiator and heated towel rail.

#### **Outside**

The property is approached across a double width gravel driveway that provides parking for two vehicles and leads to the attached

#### **Double Garage 5.52m (17ft 10in) x 5.11m (16ft 6in)**

With twin up and over doors, glazed side door, light and power connected, window, part glazed rear entrance door and fitted shelving. The driveway itself is flanked to each side by well stocked and colourful borders containing ground cover, a variety of mature shrubs and trees, including a particularly fine silver birch. A gated pathway to the side of the garage leads directly into the rear garden via a paved and gravelled pathway and seating area enclosed by a high brick wall supporting a variety of climbers, including some particularly attractive roses and ivy. This in turn leads into the main rear garden which is a delight to the eye. It was professionally landscaped many years ago and consists mainly of paved and gravelled seating areas, a circular lawn at the centre of which is the focal point which is a raised water feature. These are surrounded by a raised shrub borders containing ground cover, ornamental trees and a host of colourful plants. In each corner are further raised paved circular seating areas and the whole garden is enclosed by walled and fenced boundaries to provide privacy. There are also a number of mature and very colourful climbers supported either by a trellis archway or on the main facade of the house, including rose, wisteria, clematis, ivy and honeysuckle. Included within the sale is a small timber store and an hexagonal glazed garden shed. At strategic points there is outside lighting and an external tap.

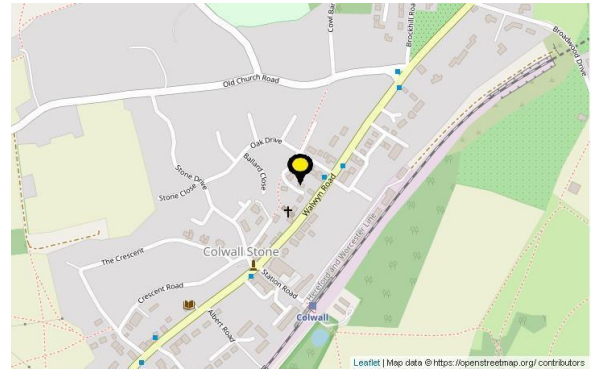
#### **Private Roadway**

The property is approached over a private roadway shared with five properties within the cul de sac. There is a management association which deals with the maintenance of the driveway and other communal areas and a monthly service charge of £30 to contribute towards maintenance and renewal costs. There is also a public footpath that runs through Acorn Close.



## Directions

From the agent's offices in the centre of the village of Colwall proceed for a short distance along Walwyn Road towards Malvern. You will reach the village stores on your right hand side. Immediately opposite the stores turn left into Oak Drive. Take the first left into Acorn Close. Number 3 is at the end of the cul-de-sac.



## Services

We have been advised that mains services 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 Colwall Office tel: 01684 540300

## 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 (C) 71.



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 - Encept Ltd  
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3 Acorn Close, Colwall



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