

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SUBSTANTIAL DETACHED FAMILY HOME OF APPROXIMATELY 1737 SQ FT (INCLUDING GARAGE) OCCUPYING A PRESTIGIOUS POSITION IN A QUIET AND DESIRABLE CUL-DE-SAC LOCATION, A SHORT DRIVE FROM GREAT MALVERN, AMPLE OFF ROAD PARKING, DETACHED DOUBLE GARAGE AND NO ONWARD CHAIN ENERGY RATING "C"**

## 14 Oaklands –Guide Price £525,000

14 Oaklands, Malvern, WR14 4JE

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# 14 Oaklands

## Location & Description

Enjoying a convenient position in Oaklands, just over two miles south of the cultural and historic spa town of Great Malvern where there is a comprehensive range of amenities including shops, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. More local amenities can be found at a nearby convenience store and service station on the Wells Road.

Junction 1 of the M50 motorway near Upton upon Severn is just seven miles distant and there is a mainline railway station in Great Malvern. Educational facilities are excellent and Malvern has a superb choice of independent schools including Malvern College and Malvern St James Girls Schools as well as several highly regarded primary and secondary schools in the state sector.

Situated on the eastern slopes of the Malvern Hills, 14 Oaklands is close to the network of paths and bridleways that criss-cross the hills. The Worcestershire Golf Club and Three Counties Showground are near and approximately five miles distant is the riverside town of Upton upon Severn renowned for its marina, summer festivals and riverside walks.

## Property Description

14 Oaklands is a spacious and attractive detached family home offering light, spacious and versatile accommodation throughout in a highly sought after location occupying a prime position in a quiet and desirable cul-de-sac. It offers fine views from both front and rear aspects and is set back from the road behind a large lawned foreground with mature shrubs and trees that provide a tranquil setting. The house also benefits from the option for full fibre internet.

There is private off road parking to both the front and rear of the property and there is a detached double garage. A path leads from the front driveway to a wood effect UPVC front door. A hedged path with wrought iron gate leads to the beautiful enclosed rear garden. Further off road parking and access to the double garage can be found to the rear.

The accommodation in more details comprises:

## Entrance Hall

Laminate flooring, pendant light fitting, radiators, understairs storage space, double wooden glazed doors opening to the sitting room and wooden glazed doors opening to

## Kitchen Diner

An open plan sociable space ideal for family living with dual aspect double glazed windows to front, rear and side. The dining area benefits from underfloor heating.

## Kitchen Area 4.73m (15ft 3in) x 2.87m (9ft 3in)

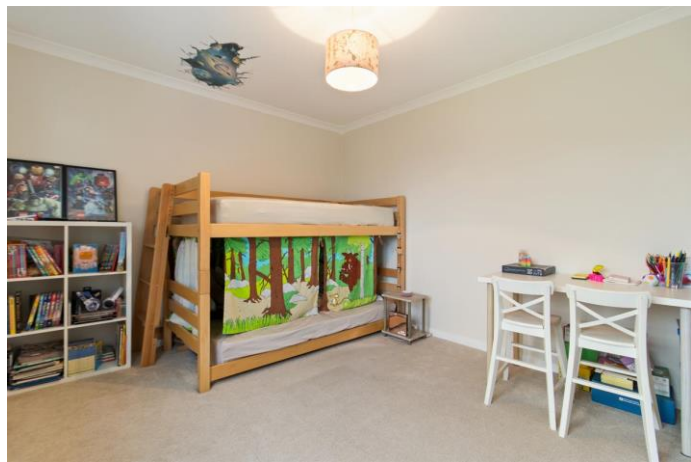
Range of base and eye level units with granite worktop over, built in **DISHWASHER, WASHING MACHINE, FRIDGE FREEZER**, eye level **OVEN** and **MICROWAVE**. Radiator, stainless steel sink with drainer and mixer tap. Separate Island with granite worktop over, breakfast bar seating with cupboards below and built in **INDUCTION HOB** with extractor fan over. Double glazed door giving access to a rear patio. Spotlights.

## Dining Area 3.82m (12ft 4in) x 3.69m (11ft 11in)

Underfloor heating, radiator, pendant light fitting and open to the kitchen, Majestic laminate flooring.







#### **Sitting Room 6.64m (21ft 5in) x 3.77m (12ft 2in)**

Carpet, two pendant light fittings, two double glazed windows to front and one to the side. Three radiators, feature gas fire with surround, three wall lights, double glazed doors with side panels giving access to the

#### **Conservatory 3.61m (11ft 8in) x 3.02m (9ft 9in)**

Built of UPVC construction with glazed surround, tiled floor, radiator, double glazed French doors giving access to the rear patio.

#### **Cloakroom**

Tiled floor, obscure double glazed window to rear, radiator, close coupled WC, vanity wash hand basin with tiled splashback, ceiling light fitting.

First Floor

#### **Landing**

Carpet, pendant light fitting, double glazed window to front, radiator, access to loft space and airing cupboard housing the central heating boiler.

#### **Bedroom 1 3.72m (12ft) x 3.38m (10ft 11in)**

Carpet, radiator, pendant light fitting, two double glazed windows to rear. Door to

#### **En-suite**

Vinyl flooring, obscure double glazed window to rear, partially tiled walls, ceiling light fitting, tiled shower cubicle with mains shower connected, pedestal wash hand basin, low level WC and radiator.

#### **Bathroom**

Tiled walls, vinyl floor, obscure double glazed window, radiator, pedestal wash hand basin, panelled bath with mains shower connected, close coupled WC, ceiling light fitting.

#### **Bedroom 2 3.87m (12ft 6in) x 3.20m (10ft 4in)**

Carpet, two double glazed windows to front, pendant light fitting and radiator.

#### **Bedroom 3 3.72m (12ft) x 3.20m (10ft 4in)**

Carpet, pendant light fitting, two double glazed windows to front and radiator.

#### **Bedroom 4 3.38m (10ft 11in) x 2.89m (9ft 4in) max**

Carpet, pendant light fitting, radiator and double glazed window to rear

#### **Outside**

There is a driveway that is shared with the property behind which provides access to off road parking and double garage to the rear of the property.

The rear garden is accessed via wrought iron gates to the side and rear and from doors from the kitchen and conservatory. From the garden there is pedestrian access to the

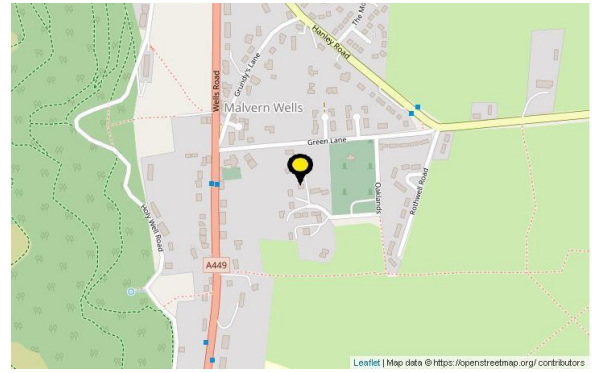
#### **Garage 5.30m (17ft 1in) x 4.93m (15ft 11in)**

Power and lights, glazed window to rear, electric roller shutter door. The garden enjoys a patio with shrub borders and a water feature. A path leads behind the conservatory where a separate gravelled area can be found ideal for additional storage such as a shed. Steps lead up to further mature and enclosed garden which a path leads through.



## Directions

From the centre of Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately two miles passing a Morrisons convenience store on the left. Proceed for a short distance and take a left turn onto Green Lane, continue downhill and take the first right into Oaklands, follow the road round to the right around the graveyard, continue uphill and number 14 will be found on the right hand side as indicated by the agents For Sale board.



## Services

We have been advised that mains gas, electricity, water and drainage 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 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 C (71).

GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.

1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 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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