

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A STRIKING AND WELL PRESENTED DETACHED HOUSE ENJOYING A LOVELY SETTING ADJACENT TO ST WULSTANS NATURE RESERVE WITH FINE VIEWS OF THE MALVERN HILLS AND OFFERING GENEROUS FAMILY ACCOMMODATION EXTENDING TO JUST OVER 2000 SQ. FT WHICH INCLUDES A PORCH, ENTRANCE HALL, CLOAKROOM WITH WC, STUDY, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, MASTER BEDROOM WITH EN-SUITE DRESSING ROOM AND BATHROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GARAGE, EXTENSIVE PRIVATE PARKING AND A LARGE BEAUTIFULLY LANDSCAPED GARDEN.
NO CHAIN. ENERGY RATING "C"**

Respryn – St Wulstans Drive - Guide Price £875,000

17 St. Wulstans Drive, Upper Welland, Malvern WR14 4JA

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Location & Description

The property enjoys a convenient position on the outskirts of the popular village of Upper Welland approximately three miles south of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. More local facilities are available in nearby Malvern Wells where there is a general stores and service station.

Transport communications are excellent. Junction 1 of the M50 motorway at Upton upon Severn is about seven miles away and there is a mainline railway station in Great Malvern itself.

Educational needs are well catered for in both the private and state systems including Malvern Wells and the Wyche Primary School, The Elms and The Downs Preparatory Schools in Colwall and The Chase secondary as well as Malvern College and Malvern St James private schools.

Property Description

The house is part of the highly regarded Bovis Homes development and was constructed in the 1990's. It is situated in the foothills of the Malvern Hills close to open countryside and the network of paths and bridleways that criss-cross the hills and to British Camp which is less than a mile away. It is also less than a mile from the Worcestershire Golf Club. Its main bonus however is its immediate proximity to St Wulstans Nature Reserve.

17 St Wulstans Drive is a lovely detached family house with generous accommodation extending to just over 2000 sq. ft. It has been well maintained and is offered with gas fired central heating. On the ground floor a porch leads to an entrance hall, cloakroom with WC, study, lounge, dining room, kitchen/breakfast room and utility room. At first floor level a landing leads to the main bedroom which has its own en-suite dressing room and bathroom. There are three further double bedrooms and a family bathroom.

Undoubtedly however one of the great strengths of the property is to be found outside where the house stands in a large mature colourful garden which, to the rear, enjoys fine views towards the Malvern Hills in the west. Within the curtilage there is off road parking for several vehicles and a double garage.

Ground Floor

Porch

Solid hardwood door to

Entrance Hall

Glazed panels to each side of front entrance door, radiator, central heating thermostat, two wall light points, window to front aspect, understairs cupboard, built in cloaks cupboard/wardrobe (with hanging rail).

Cloakroom 1.86m (6ft) x 1.78m (5ft 9in) min

Close coupled WC, pedestal wash basin (with mirror over), radiator, towel rail and window.

Study 3.80m (12ft 3in) x 2.79m (9ft)

Radiator and window to front aspect with view of St. Wulstans Nature Reserve.

Lounge 6.90m (22ft 3in) x 4.52m (14ft 7in)

Fireplace with timber surround and mantel, marble inset and hearth enclosed by timber guard. Gas coal effect fire, three radiators, four wall light points, windows to three aspects with a pair of sliding patio doors leading into the rear garden and with view beyond towards the Malvern Hills in the west.

Dining Room 4.06m (13ft 1in) x 3.72m (12ft)

Radiator, two wall lights and matching centre light. Double glazed window to rear aspect with fine view over garden and towards the Malvern Hills in the west.

Kitchen/Breakfast Room 4.99m (16ft 1in) x 3.02m (9ft 9in)

Comprehensive range of floor and eye level cupboards with extensive work surfaces and tiled surrounds. Extended breakfast bar, integrated four ring gas HOB, eye level OVEN and GRILL. One and a half bowl stainless steel, single drainer sink unit with mixer tap, integrated DISHWASHER, integrated FRIDGE/FREEZER, radiator, six ceiling mounted tracks supporting downlighters, double glazed windows to two aspects. Doors to walk-in PANTRY CUPBOARD (with light and shelving) and to





Utility Room 2.17m (7ft) x 1.75m (5ft 8in)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Worksurfaces to each side with tiled surrounds, gas central heating boiler (installed in 2016). Space for washing machine. Radiator, part glazed door leading outside and window to rear aspect with view over garden towards the Malvern Hills.

First Floor

Landing

Radiator, window to front aspect with view over St Wulstans Nature Reserve. Airing cupboard with factory lagged cylinder and immersion heater. Access to roof space. Fitted wall light.

Bedroom 1 4.49m (14ft 6in) x 4.26m (13ft 9in)

Radiator, window to front aspect with view over St Wulstans Nature Reserve. Doors to

En-suite Dressing Room 2.73m (8ft 10in) x 2.25m (7ft 3in)

Fitted hanging rails, shelving and window to rear aspect.

En-suite Bathroom 2.53m (8ft 2in) x 2.09m (6ft 9in)

Half tiled and having panelled bath with telephone style shower tap, tiled surrounds and mirror over. Pedestal wash basin, close coupled WC, built in shower cubicle, radiator, mirror with fluorescent shaving light above. Fitted coathooks and window to rear aspect.

Bedroom 2 3.80m (12ft 3in) x 4.13m (13ft 4in)

Separate built in double and single wardrobes each with hanging rails and shelving. Radiator and window to front aspect with view over St Wulstans Nature Reserve.

Bedroom 3 3.75m (12ft 1in) x 2.94m (9ft 6in)

Radiator and window to front aspect with view over St Wulstans Nature Reserve.

Bedroom 4 4.52m (14ft 7in) x 3.85m (12ft 5in)

Radiator, window to rear aspect with view over garden and beyond towards the Malvern Hills.

Bathroom 2.53m (8ft 2in) x 2.20m (7ft 1in)

Half tiled and having panelled bath with telephone style shower tap, pedestal wash basin with mirror and fluorescent shaving light above. Close coupled WC, tiled shower cubicle, radiator, towel rail and window.

Agents Note

The property has been recently redecorated. Wiring and electrical circuits have also been certified. The house will also be offered with flooring and carpets (the majority of which are new), curtains and TV/telephone points in a number of the rooms.

Outside

The house enjoys a lovely approach adjacent to St Wulstans Nature Reserve across a wide tarmac driveway that provides off road parking for several vehicles and leads to a large

Double Garage 5.42m (17ft 6in) x 5.35m (17ft 3in)

With twin up and over doors, power and lighting.

The driveway is flanked on all sides by level lawns and a variety of well thought out and maintained herbaceous and shrub borders that provide colour and interest throughout the year. These are interspersed with mature trees, Copper Beech hedging and fenced boundaries. A gated access to the side of the house leads to the striking rear garden. This is also laid to large areas of level lawn with stone paved seating areas/patios and well stocked colourful shrub and herbaceous borders interspersed with mature ornamental and fruit trees. Most of the rear garden is fenced and in one corner there is a large **GARDEN STORE** 10' x 8' of timber construction. At strategic points there is external lighting and an outside tap. The rear facade of the house also supports well established climbers and from most parts of the rear garden there is a lovely view of the Malvern Hills. The whole garden is a real suntrap facing as it does, to the south and west.



Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue along this route for approximately three miles passing a Texaco garage on your right hand side. A few hundred yards after this garage take a narrow turn to the left into Upper Welland Road (just after a primary school). Continue downhill for a few hundred yards taking the second turn to the left into Assarts Lane. Follow this road to the very end where St Wulstans Nature Reserve faces you. 17 St Wulstans Drive will be seen on the left hand side.



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 "G"

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 (70).



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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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