

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A METICULOUSLY MAINTAINED MODERN DETACHED BUNGALOW OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IN EXCESS OF 2,500 OVERALL SQUARE FOOT IN A PRIME RESIDENTIAL AREA IN THE POPULAR AND MUCH SOUGHT AFTER VILLAGE OF UPPER WELAND. SUPERB VIEWS AND OFFERING A REALLY EFFICIENT BUNGALOW. EPC RATING "B".

Claremont - Guide Price £750,000

15 Chase Road, Upper Welland, Malvern, WR14 4JY

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Claremont

Location & Description

The property enjoys a convenient position in the very popular village of Upper Welland just over three miles south of the well served cultural and historic town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium. More local facilities can be found in the nearby village of Welland which is less than a mile away. Here there is a village store, Post Office and a primary school. The busy riverside town of Upton upon Severn is just over four miles where there are further shops, several pubs, a supermarket and Doctors surgery. The town is also well known for its summer music festivals and for its riverside marina.

Transport communications are good. Junction 1 of the M50 south of Upton upon Severn is only about seven miles and Junction 7 of the M5 motorway at Worcester is only twelve miles. There is also a mainline railway station in Great Malvern. This provides direct access to The Midlands, South West and to London. Educational needs are well catered for. The area has a deserved reputation for the quality of its schools at both primary and secondary levels and in the state and private sectors. These are all within easy striking distance of the property itself.

For those who need to walk the dog or enjoy the outdoor life the network of paths and bridleways that criss-cross the Malvern Hills are less than five minutes away by car and the Severn Valley is also nearby. St Wulstan's Nature Reserve is within walking distance.

Property Description

Claremont is a superbly positioned detached bungalow situated within this highly sought after area. The property occupies generous grounds from where fantastic views are on offer across the Severn Valley and also westerly towards the Malvern Hills.

The property is initially set back from the road behind a gravelled foregarden for ease of maintenance behind a Viburnum hedged perimeter. Brick pillars enter the first part of the driveway and access is granted over this to one other property. To the left of this is an additional block paved parking area with lawn for number 15. The driveway for the property is private and opens to allow ample parking for vehicles and gives access to the attached double garage with electric roller shutter doors. The foregarden benefits from outside light points and power sockets. The obscured double glazed UPVC front door with matching side panel is set back under a recessed storm porch with sensored light point and opens to the living accommodation which is in excess of 2500 square feet overall.

The current owners have meticulously maintained and enhanced the property considerably since they took occupation. These enhancements include the redecoration of the property throughout and both the cloakroom and bathroom have been recently refitted with voltaic cells added to the westerly and southerly aspects of the roof creating a regular income meaning the energy efficiency of this property is excellent and all backed up by a rechargeable power pack meaning that electricity can be utilised at the time when it is needed most, generally during darkened hours. Further cosmetic enhancements to the property have been made, including the installation of a wonderful, high efficiency, log burner in the sitting room.

The reception hallway, which is at the centre of the house and from where all principle rooms open from is a welcoming space and flooded with natural light through the installed light tubes. To the side of the front door is the main cloakroom. The formal sitting room is a wonderful dual aspect room, the main focal point of which is a





Nordpeis wood burning stove set on to a lovely slate hearth in the recessed fireplace with downlighters. There are superb views on offer across the Severn Valley and double doors open through to the dining kitchen positioned across the rear of the property and fitted with a range of base units with a granite worktop and a range of integrated appliances including a Rangemaster professional COOKER with stainless steel extractor over. FRIDGE FREEZER and DISHWASHER. This room, along with the sitting room, makes for a fantastic space for entertaining and a Karndean floor flows throughout the kitchen/dining and into the utility room where there is additional cupboard space as well as undercounter space for washing machine and freezer. The utility room also houses the recently installed Viessman "hydrogen ready" boiler. In the dining area there is a Daikin air conditioning unit and double multi-panelled glazed doors open through to the garden room with double glazed windows to three sides and with an insulated roof, radiator making for an all year round useable room overlooking the rear garden to the Malvern Hills beyond. The master bedroom is a spacious double bedroom with dual aspect windows with a boxed bay window to front. The wardrobes are remaining, allowing for plenty of hanging and shelf space and a door opens through to the en-suite fitted with a low level WC, pedestal wash hand basin and corner shower enclosure with thermostatic controlled shower over. Three further bedrooms, two with wardrobes offering flexible space serviced by the refitted bathroom.

Outside to the rear a block paved patio area extends across the rear of the property and is westerly facing being a secluded and private seating area, where the pleasures of this fantastic setting can be enjoyed and affording fine views up to the Malvern Hills. Steps lead up to the main lawn which is flanked to three sides by a beautiful array of mature shrubs and hedging, behind which is a walled and fenced perimeter. There is a specimen flowering Cherry and two greenhouses with power. To either side of the bungalow there is gated pedestrian access, outside water taps and strategically placed light points.

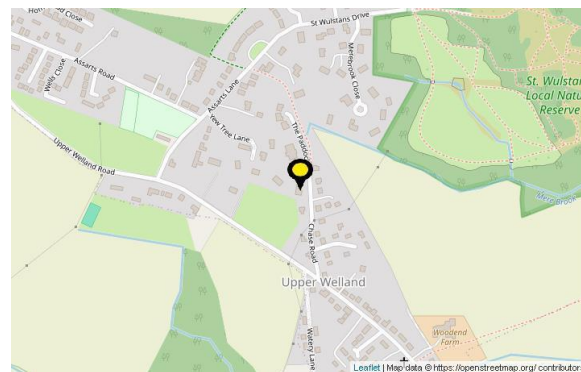
Attached to the right hand side of the property is a heated double garage with electric roller shutter doors. From here double glazed doors open to the useful storeroom housing the hot water cylinder and battery pack, as well as the Invertor for the solar panels. There is a loft access point with useful storage and a further door leads through to the rear workshop with double double glazed doors opening and giving access to the rear patio. This area has light and power as do the other rooms and includes a radiator and gardeners toilet with additional work surface, cupboard and sink space.

Agents Note

Claremont owns the initial entrance to the drive and access is granted to one other property. Both properties pay an equal share of any maintenance and upkeep cost of this entrance.

Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road leaving the town and continuing towards Ledbury passing a Texaco filling station on your right hand side. Approximately quarter of a mile after this filling station and just after a primary school on your left hand side turn left down a narrow road (Upper Welland Road). Follow this route downhill for almost half a mile into the village of Upper Welland taking the third turning left into Chase Road and proceed for approximately 500ft after which the shared entrance will be found on the left hand side. Turn here and the driveway for Claremont can be found on the right.



Services

Mains gas, electric, water and drainage are connected to the property. It should be noted that there are solar voltaic cells on the roof and this allows the vendors to run the property, very economical including export credits for gas and electric throughout the year.

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 B (90).



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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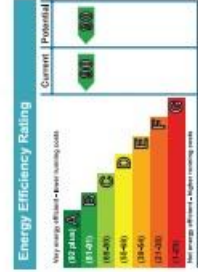
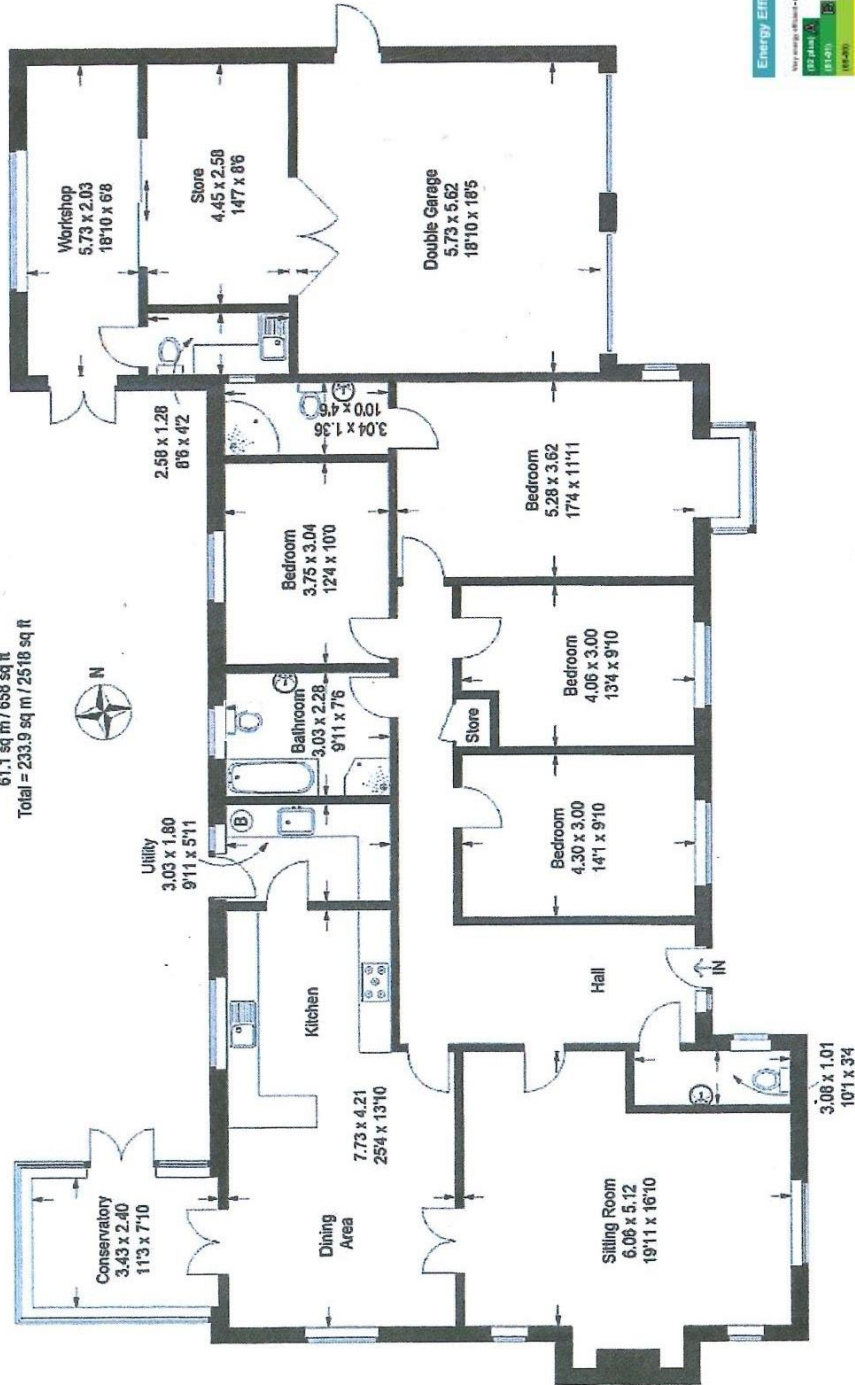
15 Chase Road

Approximate Gross Internal Area = 172.8 sq m / 1860 sq ft

Double Garage / Store / Workshop

61.1 sq m / 658 sq ft

Total = 233.9 sq m / 2518 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.