

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A METICULOUSLY PRESENTED DETACHED CONTEMPORARY HOME OCCUPYING A PRIME POSITION IN AN EXCLUSIVE DEVELOPMENT OF JUST FIVE HOMES BUILT TO AN EXTRAORDINARY STANDARD IN THE HIGHLY DESIRABLE VILLAGE LOCATION OF WELLAND. VIEWS OVER OPEN COUNTRYSIDE TOWARDS THE MALVERN HILLS AND IN CLOSE PROXIMITY TO CASTLEMORTON COMMON. PRIVATE DRIVEWAY PARKING AND LANDSCAPED GARDEN. ENERGY RATING "B"

Broad Down - Guide Price £675,000

Gloucester Road, Welland, Malvern, WR13 6LD

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Broad Down, 1 Lyndhurst Gardens

Location & Description

The property is located in the idyllic yet convenient well served village of Welland. Welland is highly regarded for it's many amenities and community spirit, boasting a village shop and post office, primary school, pre-school, church and thriving village hall. The village sits in an Area of Outstanding Natural Beauty and is less than four miles from the historic and cultural spa town of Great Malvern and a similar distance to the riverside town of Upton upon Severn, both of which provide a comprehensive range of amenities. The city of Worcester is approximately twelve miles distant with Hereford and Gloucester also being in easy reach. There are several public houses near by, one being the award winning Inn at Welland and the village pub that offers authentic Indian food and a cosy pub atmosphere. A new pub the Pheasant Inn, is due to re-open soon.

For those looking to immerse themselves in the spectacular surroundings the Malverns offer something for everyone. Only a short distance by car you can enjoy a gentle stroll along a tree lined path or an energetic trek along the hills. The property is situated only a few minutes walk from Castlemorton Common which offers lots of walking and cycling routes.

Transport communications are excellent and there are mainline railway stations at Great Malvern and Malvern Link and educational needs are extremely well catered for with a primary school in the village itself and a high school in Hanley Castle, the Chase and Dyson Perrins secondary schools in Malvern along with Malvern College and Malvern St James in the private sector.

Property Description

1 Lyndhurst Gardens is one of five contemporary homes completed in 2022 by a local builder. Architecturally crafted with style and sophistication to an extremely high standard, it offers versatile accommodation with vaulted ceilings upstairs and an airy, open plan layout on the ground floor. Arranged on two levels with a wonderful view from the rear over open countryside towards the Malvern Hills, it has underfloor central heating via an air source pump and fibre optic broadband. All rooms have individual thermostatic controls. Outside there is an electric vehicle charging point.

Broad Down occupies arguably the best position on this development and boasts landscaped gardens, thoughtfully designed, spacious and versatile accommodation including a balcony to the rear to enjoy the views. There is private off road parking for up to three cars in front of the property and an additional visitor parking space to the right just after the cattle grid. A walled and gated foregarden opens to a block paved path which leads to an obscure double glazed front door with side panel under a a storm porch with light. This door opens to

Entrance Hall

Karndean flooring with underfloor heating. Thermostat control point. Spotlights, understairs storage cupboard. Door to

Open Plan Kitchen/Dining/Sitting Area

A social area providing open plan living with Karndean flooring throughout with underfloor heating. Bi-fold doors into the garden from the kitchen and sitting room area providing seamless indoor and outdoor entertaining and family space. The sitting room has two TV points and fibre optic cabling. The kitchen has a range of base and eye level units with two larger sliding cupboards. Built in FRIDGE FREEZER, Neff eye level DOUBLE OVEN, MICROWAVE and five ring INDUCTION HOB with extractor fan and mirrored splashbacks. Sensored pelmet lighting and Quartz worktops. Separate island with breakfast bar seating with cupboards below including a WINE COOLER, built-in DISHWASHER, one and a half bowl sink and drainer, quartz worktop and two plug sockets with USB points, three pendant lights above the island.

The dining area enjoys a double glazed window to the front overlooking the foregarden. Storage cupboard where plumbing for washing machine could be installed.





Bedroom 4/Study 2.94m (9ft 6in) x 3.44m (11ft 1in)

Carpet, underfloor heating, double glazed window to front, spotlights and thermostat control point.

Cloakroom

Vanity wash hand basin, close coupled WC with cupboard surround and tiled splashback. Heated towel rail, Karndean flooring with underfloor heating, thermostat, spotlights and extractor fan. Space and plumbing for a washing machine or a downstairs shower.

First Floor

Landing

Carpet, underfloor heating, vaulted ceiling with Velux window, rain sensor, airing cupboard with sensored light and two thermostats. Door to

Bedroom 1 5.52m (17ft 10in) x 3.13m (10ft 1in)

Carpet with underfloor heating, vaulted ceiling with spotlights, thermostat, built in wardrobes. Sliding patio door onto a balcony which enjoys a lovely view towards the Malvern Hills and a delightful aspect over open countryside. It has an external light and glazed panelled surround. Door to

En-Suite

Karndean flooring with underfloor heating. Suite with bath, close coupled WC, vanity wash hand basin with cupboard surround and separate tiled shower cubicle with waterfall setting.

Bedroom 2 3.33m (10ft 9in) x 3.44m (11ft 1in)

Carpet, underfloor heating, vaulted ceiling with spotlights, sliding doors to a Juliet style balcony which also enjoys a lovely view to the hills. Thermostat control.

Bedroom 3 2.68m (8ft 8in) x 3.10m (10ft)

Carpet, underfloor heating, thermostat control, vaulted ceiling with spotlights, double glazed window to front of the property.

Bathroom

Karndean flooring with underfloor heating, partially tiled walls, vanity wash hand basin and close coupled WC with cupboard surround. Tiled shower cubicle with mains shower with waterfall setting. Extractor fan, heated towel rail. Spotlights.

Outside

The property enjoys a garden to the front, side and rear of the property benefitting from secure gated access. To the front is a recently laid lawn with colourful planted borders and fenced and trellis perimeter which enjoys a south east facing aspect. A block paved pathway leads to a storage area with SHED with electric lighting and power points and access to the side garden and door. The side garden has a low maintenance raised gravelled area with stepping stones and planted sleeper borders providing colour throughout the year. Walking under a PERGOLA will give you access to the rear garden from where there is a wonderful outlook over countryside towards the Malvern Hills. The garden is low maintenance and has been beautifully landscaped laid to patio from where the pleasures of the setting can be enjoyed. Raised planted beds and slate areas. An ideal area for hosting and al-fresco dining with direct access through the bi-fold doors from the kitchen and sitting room. PAR sensored external lighting, external power sockets and water tap.

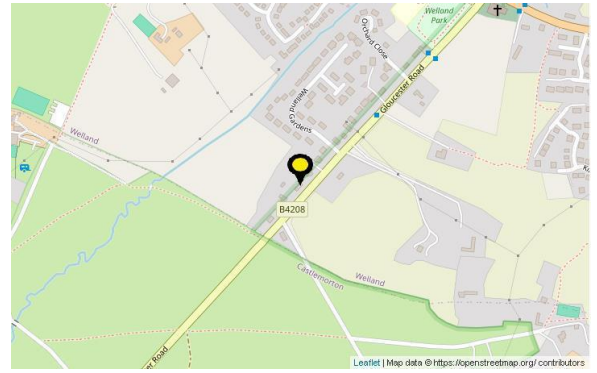
Agents Note

There is still seven years of the structural warranty remaining on the property.



Directions

From Great Malvern proceed south along the A438 Wells Road towards Ledbury for almost two miles before forking left onto the Hanley Road (B4209) signed Three Counties Showground. Continue for just under a mile where at a crossroads (with traffic lights) turn right onto Blackmore Park Road. Follow this route for approximately a mile. At the next crossroads turn right (still B4208) towards Welland. On entering the village continue towards Castlemorton Common on the Gloucester Road. Lyndhurst Gardens can then be found on the right hand side and number one is towards the rear of the cul-de-sac.



Services

We have been advised that mains 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

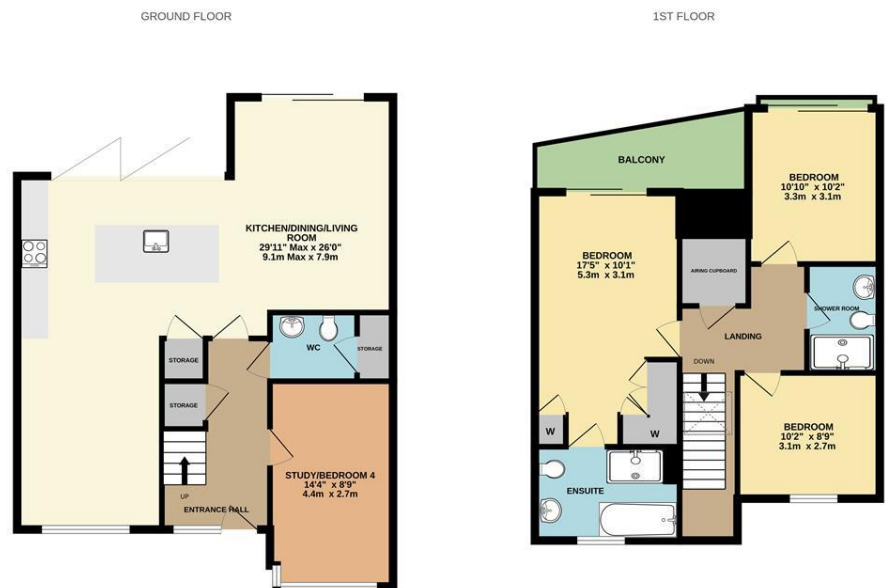
Council Tax

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 B (89).



TOTAL FLOOR AREA : 1442sq.ft. (134.0 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.
Made with Metagps (12/20)

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EST. 1981

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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.
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