

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A METICULOUSLY PRESENTED AND SPACIOUS LINK DETACHED BUNGALOW POSITIONED ON APPROXIMATELY A QUARTER OF AN ACRE PLOT IN THE POPULAR AND MUCH SOUGHT AFTER LOCATION OF UPPER WELLAND WITH A VIEW OF THE MALVERN HILLS FROM THE REAR AND FRONT GARDENS. BEAUTIFULLY LANDSCAPED GARDEN, OFF ROAD PARKING, GAS CENTRAL HEATING AND TRIPLE GLAZED WINDOWS. ENERGY RATING "C"**

## Hill View - Guide Price £440,000

22 Assarts Lane, Malvern, WR14 4JR

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# Hill View, 22 Assarts Lane

## Location & Description

Assarts Lane is situated on the approach to the prestigious and much sought after St Wulstan's estate. The property occupies a generous plot and enjoys views to the Malvern Hills. The area is known for its easy access to the Malvern Hills and Castlemorton Common as well as having lovely walks around the St Wulstan's Nature Reserve nearby. There is a large playing field on the corner of Assarts Road and Assarts Lane with swings and slides.

There is a convenience store on the nearby Wells Road and further and more extensive amenities are available in the historic Victorian town of Great Malvern, which has a range of independent shops, Waitrose supermarket, eateries, public houses, community facilities as well as the renowned theatre complex with cinema and concert hall.

Great Malvern has a mainline railway station providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester as well as Junction 1 of the M50 just outside Upton upon Severn bringing the midlands and south west into an easy commute.

Educational needs are well catered for with a number of highly regarded schools in the area as well as private schools including Malvern St James and Malvern College as well as Kings and RGS in Worcester.

## Property Description

22 Assarts Lane is a deceptively spacious link detached bungalow which is immaculately presented throughout with beautiful landscaped garden occupying approximately a quarter of an acre plot and enjoying a lovely view of the Malvern Hills from the front aspect.

The bungalow has been renovated to a high standard with Karndean flooring, triple glazed windows and Oak doors throughout. Multi-fuel woodburning stove has been installed in the sitting room. The property is set back from the road behind a gated gravelled driveway which provides parking for three vehicles and enjoys mature colourful borders, trees and hedging. The driveway has a picket fence and gate which opens to the gravelled foregarden enjoying a lovely view to the Malvern Hills and provides access to the composite UPVC front door with obscure side panels under a storm porch that opens to

### Entrance Hall

A welcoming, light and airy space. Carpet, radiator, two pendant light fittings. Access to partially boarded loft space with built in ladder and electricity. Smoke and Carbon dioxide alarm.

Doors to

### Sitting Room 4.93m (15ft 11in) x 3.61m (11ft 8in)

Carpet, two pendant light fittings, two wall lights, inset multi-fuel Sharnwood woodburning stove with tiled hearth and wooden surround. Built in table to side. TV point, radiator, smoke alarm, triple glazed French doors opening to the







### Conservatory

Ideal dining area, Karndean flooring, built of brick and triple glazing with bespoke fitted blinds and a wonderful view over the garden. Radiator, sliding patio doors to outside and tinted glass roof.

### Kitchen 3.77m (12ft 2in) x 2.79m (9ft)

Karndean flooring, ceiling fitting, radiator. TV point. Range of base and eye level units with worktop over, partially tiled walls, triple glazed window overlooking the garden. Ceramic Franke sink and drainer, built in Neff eye level OVEN and GRILL, four ring Bosch gas HOB with extractor over. Space for washing machine and dishwasher and fridge freezer. Stable door opening to

### Breakfast Room 4.42m (14ft 3in) x 2.58m (8ft 4in)

Tiled floor, pendant light fitting, triple glazed door with side panels to garden. Smoke alarm

### Bedroom 1 3.61m (11ft 8in) x 3.64m (11ft 9in)

Carpet, radiator, TV point, pendant light fitting, triple glazed window to front with view to the hills.

### Bedroom 2 3.61m (11ft 8in) x 3.20m (10ft 4in)

Radiator, ceiling light fitting, triple glazed window to side. Carpet.

### Bedroom 3 2.76m (8ft 11in) x 2.66m (8ft 7in)

Carpet, triple glazed window to front with view to the hills, pendant light fitting. Radiator.

### Bathroom

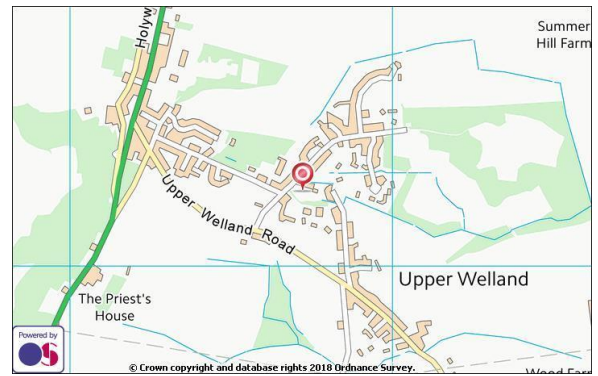
Karndean flooring, radiator, vanity wash hand basin, close coupled WC, partially tiled walls and tiled shower cubicle with electric shower. Ceiling light fitting, two obscure triple glazed windows to side. Wall light, door to airing cupboard housing the central heating boiler.

### Outside

The rear garden has been beautifully landscaped and drastically improved by the current owners and offers a large than average, quarter of an acre, plot which can be accessed via the gravelled path to side, from the conservatory and from the breakfast room where steps lead down to a patio area ideal for entertaining or al-fresco dining. Steps lead down to a lawn with beautifully planted shaped borders that provide colour throughout the year. There is a SUMMER HOUSE with electricity and two SHEDS. The garden is split into two sections by a picket fence and gate and to the rear is a woodland area with a range of mature trees providing a private, peaceful setting. From the garden a view of the hills can be enjoyed. External lighting, power sockets and water tap.

## Directions

From Great Malvern proceed south along the A449 Wells Road towards Malvern Wells and Ledbury. Follow this route for approximately 2.9 miles passing a filling station on the right hand side and after a few hundred yards turn left steeply down hill into Upper Welland Road. Follow this route for approximately a quarter of a mile taking the second turn left into Assarts Lane. Proceed down the road passing the junction with Assarts Road and after a short distance the shared driveway for property will be found on the right hand side, turn here and the private parking area for the bungalow will be found 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 purchases/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 Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "D"

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).



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 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 operation or efficiency can be given. Made with MyPlan 10/25

### 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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