

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AM IMPRESSIVE DETACHED BUNGALOW OCCUPYING A PRIME POSITION IN THE VILLAGE OF SUCKLEY, ON A NO THROUGH ROAD, FRESHLY DECORATED THROUGHOUT AND A DELIGHTFUL WRAP AROUND GARDEN WITH BEAUTIFUL ASPECTS, CLOSE TO LOCAL AMENITIES OF AN OUTSTANDING OFSTED RATED SCHOOL, PLAYING FIELDS AND LOCALLY RENOWNED HOLLOWAYS STORE. DOUBLE GARAGE. ENERGY RATING "D"

The Chantry - Guide Price £400,000

Church Lane, Suckley, Malvern, WR6 5DE

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The Chantry

Location & Description

Enjoying a lovely position along the Worcestershire/Herefordshire border in an Area Of Outstanding Natural Beauty. The village of Suckley has a church and an excellent primary school as well as Holloways Garden Centre and café which also offers beauty treatment facilities.

There are fantastic walking routes accessible from the property, including the Suckley Hills. It is well positioned with good access to the playing fields.

The hillside town of Great Malvern offers a wide range of amenities including shops, banks, Waitrose supermarket and the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

The smaller town of Bromyard is approximately five miles distant and offers a range of amenities.

The property is also well placed for access to Ledbury (twelve miles), Worcester (twelve miles) and Hereford (eighteen miles). Junction 7 of the M5 motorway near Worcester is about twelve miles and there are mainline railway stations in Ledbury, Malvern and Worcester.

Property Description

The bungalow is situated in a rural setting on a no through road with a lovely outlook to all sides of the property. An individual detached bungalow offering spacious and versatile accommodation throughout which has recently been redecorated. Wrap around garden in a picturesque setting. Double garage, ample off road parking and gas central heating.

Set back from the road behind a hedged foregarden. A path leads from the driveway skirting the garden to a porch with tiled step, external lighting and a wooden door opens to.

Entrance Hall

Vinyl flooring, radiator, pendant lighting fitting, access to loft space, alarm controls to kitchen, cloakroom and to

Dining Room 4.28m (13ft 10in) x 3.02m (9ft 9in)

Carpet, pendant light fitting, radiator, double glazed front doors giving access to the garden. Store cupboard housing the boiler and door to

Sitting Room 5.45m (17ft 7in) x 3.97m (12ft 10in)

Carpet, dual aspect double glazed windows to front and rear overlooking the garden, two pendant light fittings, log burner with brick built surround and raised tiled hearth and door to

Rear Hall

Carpet, access to loft space, pendant light fitting, radiator and store cupboard. Door to

Bedroom 1 3.61m (11ft 8in) x 3.51m (11ft 4in)

Carpet, built in wardrobes, radiator, pendant light fitting, double glazed window overlooking the garden. Door to





En-Suite

Tiled floor, pedestal wash hand basin, close coupled WC, heated towel rail, obscure glazed window to rear, tiled shower cubicle with electric shower connected, spotlights and extractor fan.

Bedroom 2 4.21m (13ft 7in) x 2.79m (9ft)

Carpet, double glazed window to front overlooking the garden, pendant light fitting, radiator and TV point.

Bedroom 3 3.23m (10ft 5in) x 2.51m (8ft 1in)

Carpet, double glazed window to front and side, radiator and ceiling light fitting.

Bathroom

Tiled floor, partially tiled walls, pendant light fitting, close coupled WC, panelled bath with taps and shower connected. Wall light, shaving point, heated towel railing, ceiling light fitting and obscure glazed window to rear.

Cloakroom

Tiled floor, ceiling light fitting, obscure double glazed window to rear, close coupled WC and pedestal wash hand basin.

Kitchen 5.42m (17ft 6in) x 2.68m (8ft 8in)

Tiled floor, dual aspect double glazed window to front and rear, partially tiled walls, range of base and eye level units with worktop over and stainless steel sink and drainer. Space for oven, fridge freezer and washing machine. Two ceiling light fittings, extractor fan, built in dishwasher, radiator, stable style glazed door giving access to outside and internal door giving access to

Double Garage 5.42m (17ft 6in) x 5.50m (17ft 9in)

Light and power connected, two up and over doors to front, glazed wooden door to rear. Water Tap. This garage offers an opportunity (subject to the relevant permissions being sought) to create further accommodation.

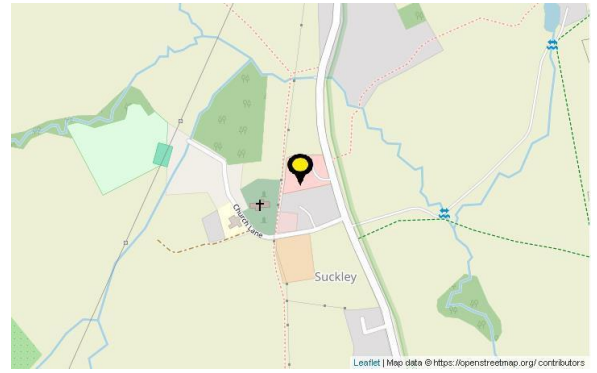
Outside

The bungalow sits within a wrap around garden offering low maintenance and a lovely outlook from all aspects. Lawned section to the front with a hedged border and mature planted beds offering colour throughout the year. Patio area accessible from the dining room, and a path leads to a further patio area with Pergola to the side. The path continues to the rear where a store cupboard and door gives access to the kitchen and to the garage. There is a separate vegetable plot to the right hand side of the driveway which has a pond and could provide scope to create further parking.



Directions

From the centre of Great Malvern proceed north along the A449 Worcester Road, after less than a quarter of a mile take the first fork to the left into West Malvern Road. After 300 yards take the first fork right into Cowleigh Road following this route out of town through Cowleigh Woods for approximately one and a half miles to the Junction with the A4103 Hereford to Worcester road. At this junction turn left towards Hereford continuing for about a mile and a half and take a right turn to Suckley. Continue along this road and take a right turn at the T Junction signposted Suckley and Knightwick. Continue uphill and after a short distance take a left at the next T Junction and immediately right signposted Suckley Church. Proceed along this road for a short distance and turn left onto Church Lane, continue along Church Lane passing the school on you left and The Chantry will be found on the right as indicated by the agents For Sale board.



Services

We have been advised that mains gas and electricity are connected to the property. Drainage is to a private septic tank. 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 "E"

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 D (65).

GROUND FLOOR
1443 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.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.
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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.

