



**Allan Morris**  
estate agents

**The Butts, Bowling Green, Hanley Castle,  
Worcestershire, WR8 0BP**

 **MAYFAIR**  
OFFICE GROUP

## Bowling Green, Hanley Castle, WR8 0BP

An individual detached, four bedroom, family home, on a good sized level plot with panoramic views over open countryside to the side and rear. Located in the sought after hamlet of Hanley Castle with excellent access to Hanley Castle High School, Malvern, Upton upon Severn and local transport links. The versatile accommodation, whilst well maintained, would benefit from some updating and comprises: entrance porch, entrance hall, cloakroom, dual aspect sitting room, study, dining room, breakfast kitchen, rear hall, four double bedrooms, walk in store/office, bathroom, separate WC. Further benefits include; oil fired warm air central heating, double glazing, gated driveway with parking for three cars, good sized level gardens with views over open countryside to the side and rear, good space to the side with potential room for extension or a motorhome. For sale with no onward chain, viewing is a must to appreciate the location, size and potential of home on offer.



A rare opportunity to acquire a spacious, individually designed property with an open, rural aspect to the rear. The property is situated in Hanley Castle, adjacent to the highly popular High School and church. Comprising, entrance hallway, sitting room with dual aspect open views, dining room, kitchen, utility, study, large open galleried landing, four double bedrooms, family bathroom, store room. There is an integrated double garage and driveway. Outside, the property sits in a good size plot along a quiet no-through road. The property is double glazed and has a oil fired, warm air central heating system. The position of the property with open rural aspect is very attractive and we highly recommend a viewing. This property has never been on the market before.

### **ENTRANCE PORCH 6'8" x 3'2" (2.05m x 0.98m)**

Access via obscure glass double glazed front door with matching window to side, ceiling light point, door to entrance hall. Doors to:

### **STUDY 11'6" x 8'11" (3.52m x 2.73m)**

Dual aspect with front and side facing double glazed windows, ceiling light point, large built-in storage cupboard with shelving.

### **ENTRANCE HALL**

Ceiling light point, stairs to first floor, large understairs storage/coats cupboard. Doors to:

### **CLOAKROOM 5'10" x 3'2" (1.79m x 0.97m)**

Front aspect obscure glass double glazed window, ceiling light point, wash hand basin, WC.

### **SITTING ROOM 14'11" x 12'11" max (4.55m x 3.96m max)**

Dual aspect with rear aspect double glazed windows and side aspect double glazed sliding doors both with views over the surrounding countryside, coving, feature stone fireplace with inset living flame effect fire, two wall light points to either side of chimney, double doors to:

### **DINING ROOM 10'10" x 9'8" (3.32m x 2.96m)**

Rear aspect double glazed window with far reaching views over the countryside, ceiling light point, coving, built-in storage cupboard with shelving. Door to:

### **BREAKFAST KITCHEN 11'11" max x 9'8" (3.64m max x 2.95m)**

Dual aspect with rear and side facing double glazed windows with views to the rear over countryside, ceiling light point, fitted kitchen comprising: range of floor and wall mounted units, stainless steel single drainer sink unit, integral electric hob, integral electric oven, space and plumbing for washing machine, breakfast bar, built-in storage cupboard, built-in boiler cupboard housing warm air central heating fan.

### **REAR HALL**

Ceiling light point, double glazed door to side, large walk-in store cupboard, door to double garage.

### **LARGE LANDING 14'10" x 12'2" (4.54m x 3.71m)**

Front aspect double glazed window, ceiling light point, smoke alarm, access to roof space, doors to:

### **BEDROOM ONE 14'11" x 13'0" (4.57m x 3.98m)**

Dual aspect with rear and side facing double glazed windows with far reaching views over surrounding countryside, ceiling light point.

### **BEDROOM TWO 15'0" max into wardrobe x 8'11" (4.59m max into wardrobe x 2.73m)**

Double glazed window with far reaching views over the countryside, ceiling light point, built in double wardrobe with storage cupboard over.

### **BEDROOM THREE 11'11" x 9'8" + wardrobes (3.65m x 2.96m + wardrobes)**

Rear aspect double glazed window with far reaching views over countryside, ceiling light point, built in airing cupboard with hot water cylinder and slatted shelving, built in storage cupboard.

### **BEDROOM FOUR 10'10" x 9'8" (3.32m x 2.97m)**

Rear aspect double glazed window with far reaching views over the countryside to rear, ceiling light point.

### **STORE ROOM/STUDY 15'10" x 4'1" (4.84m x 1.26m)**

Front aspect double glazed dormer window, ceiling light point, some restricted head height.

### **BATHROOM 8'1" x 6'7" (2.47m x 2.02m)**

Side aspect obscure glass double glazed window, ceiling light point, panel bath, pedestal wash hand basin, heated towel rail.

### **SEPARATE WC**

Side aspect obscure glass double glazed window, cloakroom.

### **DOUBLE GARAGE 15'11" x 15'10" (4.87m x 4.84m)**

Front up and over style doors, ceiling light point, side aspect double glazed window, floor mounted Worcester oil fired boiler.

### **GARDEN**

The Butts sits in a good sized level plot, bordered on two sides by open countryside, with far reaching views over countryside, accessed from the lane via a twin wrought iron gateway with brick pillars which opens to tarmac drive and turning area providing parking for three cars and leading to the front door and double garage.

Front garden is a combination of lawn and mature flower and shrub beds, some specimen trees to the corner, wide space to either side of the property providing potential for extensions or for further parking for a motorhome or caravan.

The level rear garden is mostly laid to lawn with a path running around its border with far reaching views over open countryside to side and rear. Within the garden is a timbered covered seating area positioned to enjoy the views and the far side of the property behind the brick wall is a further concrete area with further potential.

### **DIRECTIONS**

From the Malvern office of Allan Morris, proceed to Barnards Green and take the Guarlford Road in the direction of Upton. At the T-Junction, turn right and proceed to Hanley Castle. Just after Hanley Castle High School turn right into Bowling Green. The property is the last on the left as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

### **ADDITIONAL INFORMATION**

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: E32 Potential: D60

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE - £575,000**

Approximate total area<sup>(1)</sup>166.3 m<sup>2</sup>

Reduced headroom

5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

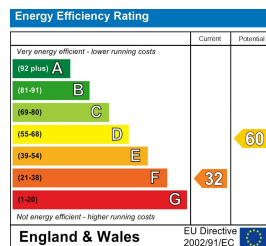
Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## EPC



## Material Information Report



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