

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A MOST ATTRACTIVE INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW ON THE OUTSKIRTS OF THE VILLAGE SET IN A LOVELY GARDEN WITH GLORIOUS VIEWS OVER ORCHARDS AND TOWARDS THE MALVERN HILLS WITH A DOUBLE CARPORT AND DRIVEWAY PARKING. EPC D**

**NO ONWARD CHAIN**

**VIEWING ESSENTIAL**

## Cotswold Gate - Guide Price £595,000

Walwyn Road, Colwall, Malvern, Herefordshire, WR13 6QA

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# Cotswold Gate

## Location

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

## Property Description

Cotswold Gate is an attractive three bedroom detached bungalow set in a lovely private garden enjoying superb views from the rear towards the Malvern Hills and across ancient orchards.

The current owners have enhanced this lovely property re-fitting and extending the kitchen to create a lovely breakfast / kitchen with French doors opening onto a decked wrap-around balcony and wonderful views over the garden and Malvern Hills beyond.

The property benefits from double glazing and a new Worcester Bosch gas central heating boiler with accommodation comprising an entrance hall with wood flooring, sitting room and dining room with parquet flooring and picture windows overlooking the garden with glorious views, study/ snug, re-fitted breakfast kitchen, three bedrooms one with en-suite shower room and a refitted bathroom.

Outside the property enjoys delightful and private mature gardens to front and rear and benefits from driveway parking and a double carport.

The agent recommends an early inspection to appreciate this lovely home and convenient yet secluded location on the outskirts of the village. **Available with no onward chain.**

## ACCOMMODATION

### Covered Porch

With outside light.

### Entrance Hall

Wooden entrance door with glazed panel. Double glazed window to side. Oak flooring. Radiator. Cloaks cupboard. Ceiling downlights. Hatch to roof space. Panelled glazed door to:

### Sitting Room 7.2m (23ft 6in) x 5.1m (16ft 8in)

Original parquet flooring. Double glazed picture window with views across the garden and towards the Malvern Hills. Further windows to front. Attractive brick open fireplace with wood burner. TV point. Radiator. Wall and ceiling lights. Archway to:

Dining area with double glazed window with views across the garden and towards the Malvern Hills. French doors opening to a glazed rear porch with access to the garden. Pendant light fitting. Door to:

### Study 4.8m (15ft 8in) x 2.5m (8ft 3in)

Original parquet flooring. Double glazed windows to front overlooking the garden. Two radiators. Two pendant light fittings. Access to partially boarded roof space with drop down ladder, light, power and a Velux window.

### Kitchen/Diner 6.2m (20ft 4in) x 3.4m (11ft)

Re-fitted and extended in 2019 with double glazed windows and French doors leading to the attractive decked terrace with wonderful views over adjoining orchards and to the Malvern Hills. A comprehensive range of contemporary units comprising eye level and base cupboards with wood effect worksurfaces over. One and a half bowl stainless steel sink/drain unit with mixer tap with cupboards under. Matching dresser







with glazed display cabinet over. Integrated dishwasher. NEFF electric over and induction hob with extractor oven. Space for white goods (fridge, freezer). Wood effect flooring. Radiator. Ceiling downlights.

#### **Bedroom 1 4.2m (13ft 10in) x 3.6m (11ft 11in)**

With double glazed windows overlooking the front garden. Extensive range of wardrobes with hanging and shelving space. Carpet. Ceiling light fitting. Door to:

#### **En-Suite Shower Room**

With walk-in shower cubicle with glazed folding door, shower wall panels and MIRA mains feed shower. WC and wash basin. Chrome ladder radiator. Obscured double glazed window to front. Extractor fan.

#### **Bedroom 2 3.6m (11ft 11in) x 3m (9ft 10in)**

With two windows overlooking the garden. Range of wardrobes with hanging and shelving and fitted dressing table. Pendant light fitting. Radiator. Carpet.

#### **Bedroom 3 2.7m (8ft 11in) x 2.6m (8ft 5in)**

With double glazed window to side. Radiator. Pendant light fitting. Carpet.

#### **Bathroom**

Re-fitted with a white suite comprising panelled bath with electric shower over and mixer tap with shower attachment. Vanity unit comprising wash basin and WC with drawer storage. Housing and plumbing for washing machine. Obscured double glazed window to rear. Ceiling downlights. Extractor fan. Tiled walls and floor.

#### **External Utility Room 4.83m (15ft 7in) x 1.83m (5ft 11in)**

This is an independent building with access from the rear of the property. New **WORCESTER BOSCH GREENSTAR RI** gas fired central heating boiler. Belfast sink. Plumbing for washing machine. Range of cupboards and shelving.

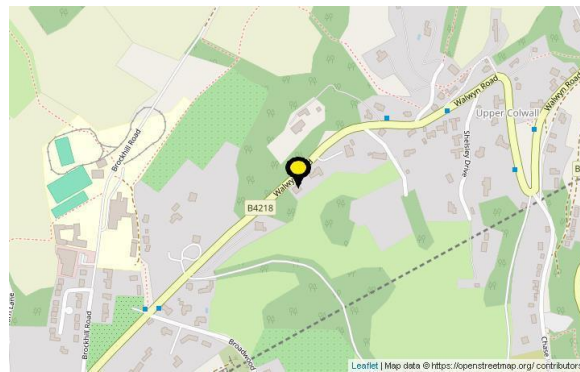
#### **Outside**

The approach to the property is across a tarmac driveway with parking for several vehicles and a double carport. To the front of the property is an attractive and private enclosed garden, laid to lawn with shrubberies, a selection of trees, attractive flower borders, rose arch and arbour seating. Steps lead down to the mature rear garden which is predominantly laid to lawn bordered by flower beds and shrubberies and feature pond. Steps lead up to a raised decked terrace (with storage under) with access from the breakfast kitchen enjoying superb views across adjoining orchards and towards the Malvern Hills. There is a greenhouse for the keen gardener along with 3 garden sheds and a woodstore.



## Directions

From the Agent's Colwall office turn left through the village and proceed up the hill where the property will be found on the right hand side. The third property after Broadwood Drive.



## Services

We have been advised that mains services 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 Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is D (55)

GROUND FLOOR  
1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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 condition or efficiency can be given.

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