JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









8 Oakmere Park, Hanley Swan. WR8 0DZ

Guide Price £220,000

A Beautifully Refurbished Park Home For The Over 50's On A Prestigious Site. In A Lovely Position With Views To The Malvern Hills. Imediately Available, No Chain.

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Regulated by RICS®

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Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location

Oakmere Park enjoys a highly desirable location in the heart of the South Worcestershire countryside, conveniently positioned between the Three Counties Showground and the picturesque village of Hanley Swan, which is approximately a ten minute walk away.

Hanley Swan offers a range of local amenities, including a well regarded village pub, village hall, primary school, general store and Post Office. The nearby towns of Upton upon Severn and Great Malvern are both within four miles, providing a wider selection of shops, services and leisure facilities. Great Malvern benefits from a Waitrose supermarket, a renowned theatre and cinema complex, and the Splash Leisure Complex, offering a swimming pool and gym. The historic cathedral city of Worcester is approximately ten miles away.

Surrounded by beautiful, unspoilt countryside, Oakmere Park is ideally situated for exploring the Malvern Hills, which are just a ten minute drive away. The picturesque Severn Valley is also close by, with the River Severn flowing through the charming riverside town of Upton upon Severn, home to a thriving marina. The popular Three Counties Showground, renowned for its year round events and exhibitions, is less than half a mile from the park.

Despite its peaceful rural setting, Oakmere Park benefits from excellent transport connections. Mainline railway stations can be found at Great Malvern and Worcester, while Junction 1 of the M50 motorway is approximately seven miles away. Junction 7 of the M5, near Worcester, provides convenient access to the Midlands, South West and South Wales.







The Site

A family owned countryside retreat in the heart of Worcestershire, offering beautiful residential and holiday homes, stunning surroundings and a warm, personal welcome.

Nestled in the beautiful Worcestershire countryside, Oakmere enjoys a peaceful setting with unspoilt views across open fields towards the magnificent Malvern Hills.

Oakmere Park has been proudly owned and run by the Piercy family since 1964. With over 75 years of combined family experience, they have continually invested in and developed the park to create the beautiful site.

As a family run business, they pride themselves on offering a friendly, personal service and maintaining the highest standards, ensuring Oakmere remains a special place for our owners to enjoy.

A short stroll along a pedestrian footpath takes you directly into the charming village of Hanley Swan, where you'll find a village shop, Post Office and popular pub and restaurant overlooking the picturesque village green and pond.

With excellent access to the M5 and M50 motorways, Oakmere is ideally located for exploring the surrounding countryside, local attractions and events. Beautiful walking routes and quiet country lanes are accessible directly from the park, perfect for walking, cycling and enjoying the outdoors. Dogs are very welcome too!







The Property

Exclusively for the over 50s, this beautifully presented park home is offered for sale by the site owners and enjoys an enviable position with delightful views across open countryside to the east and towards the magnificent Malvern Hills to the west.

The property has recently undergone an extensive programme of refurbishment, thoughtfully undertaken by the site owners to create a stylish, comfortable and inviting home. Improvements include redecoration throughout, new carpets, a contemporary fitted kitchen, a newly installed boiler and refitted bathroom facilities. Further enhancements have been made to the exterior, ensuring the property is presented to an excellent standard both inside and out.

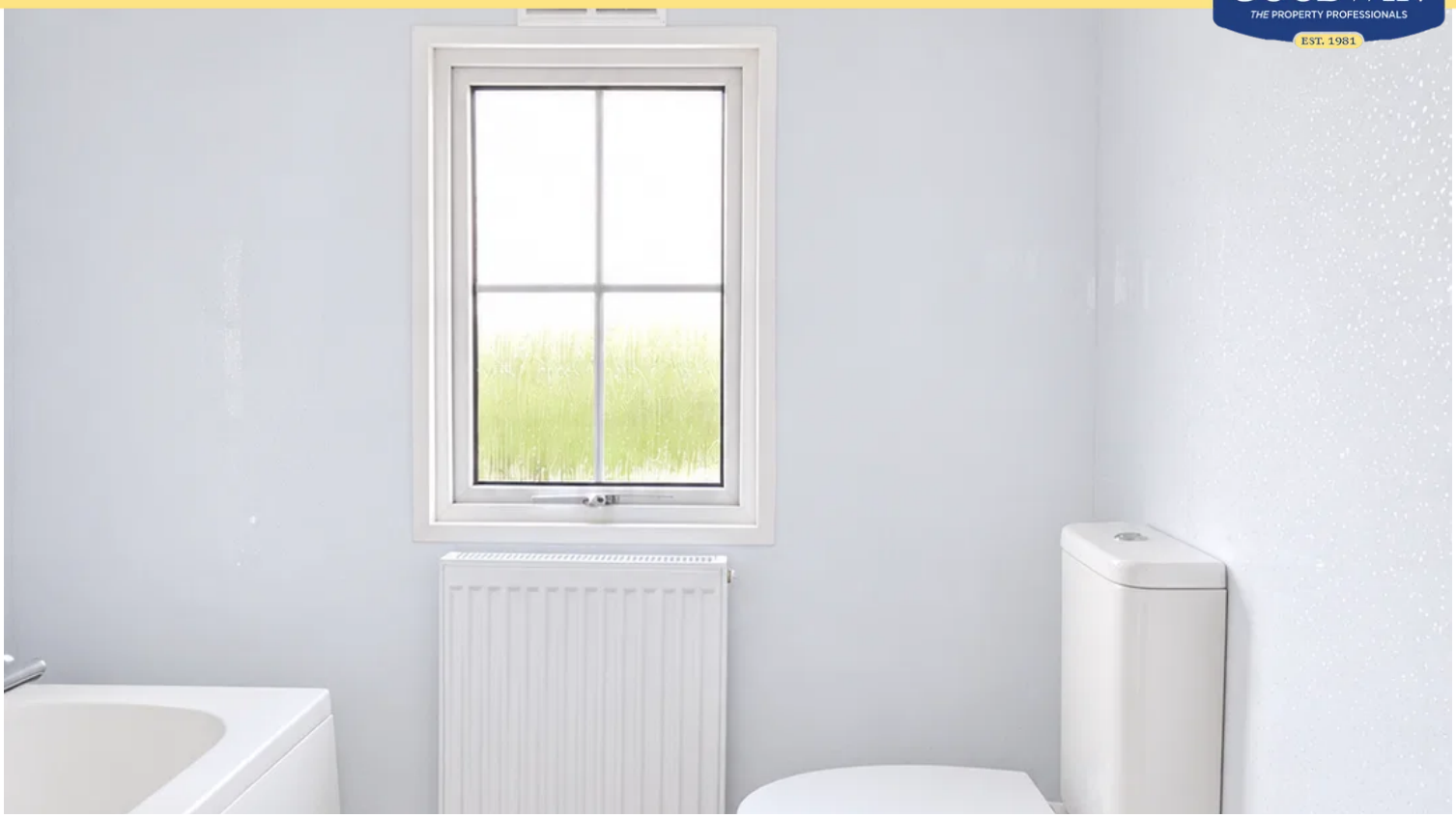
The bright and spacious accommodation is arranged entirely over one level and is approached from the parking area via a gravelled pathway leading to an attractive decked terrace. This provides a lovely spot to relax and enjoy the far reaching easterly views across the surrounding farmland.

A pitched roof storm porch shelters the obscure double glazed entrance door, which opens into a welcoming reception hallway with a useful cloaks cupboard. The property benefits throughout from double glazing and LPG central heating, served by a newly installed boiler.

Positioned at the front of the home, the generous L shaped living accommodation enjoys a dual aspect, allowing natural light to flood the space and creating a wonderfully bright and airy environment. The recently fitted kitchen features a stylish range of white base and drawer units and eye level cupboards, complemented by ample worktop space and a selection of integrated











appliances, including a hob and double oven. There is also space and plumbing for under counter appliances, together with a useful built in storage cupboard. A particularly appealing feature is the window above the kitchen sink, which frames picturesque views towards the Malvern Hills.

The principal bedroom is a generously proportioned double room, also enjoying views towards the Malvern Hills. It benefits from a dedicated dressing area and a beautiful newly fitted private en-suite shower room. A second double bedroom offers additional built-in storage and is served by a stylishly refitted family bathroom, complete with a shower over the bath.

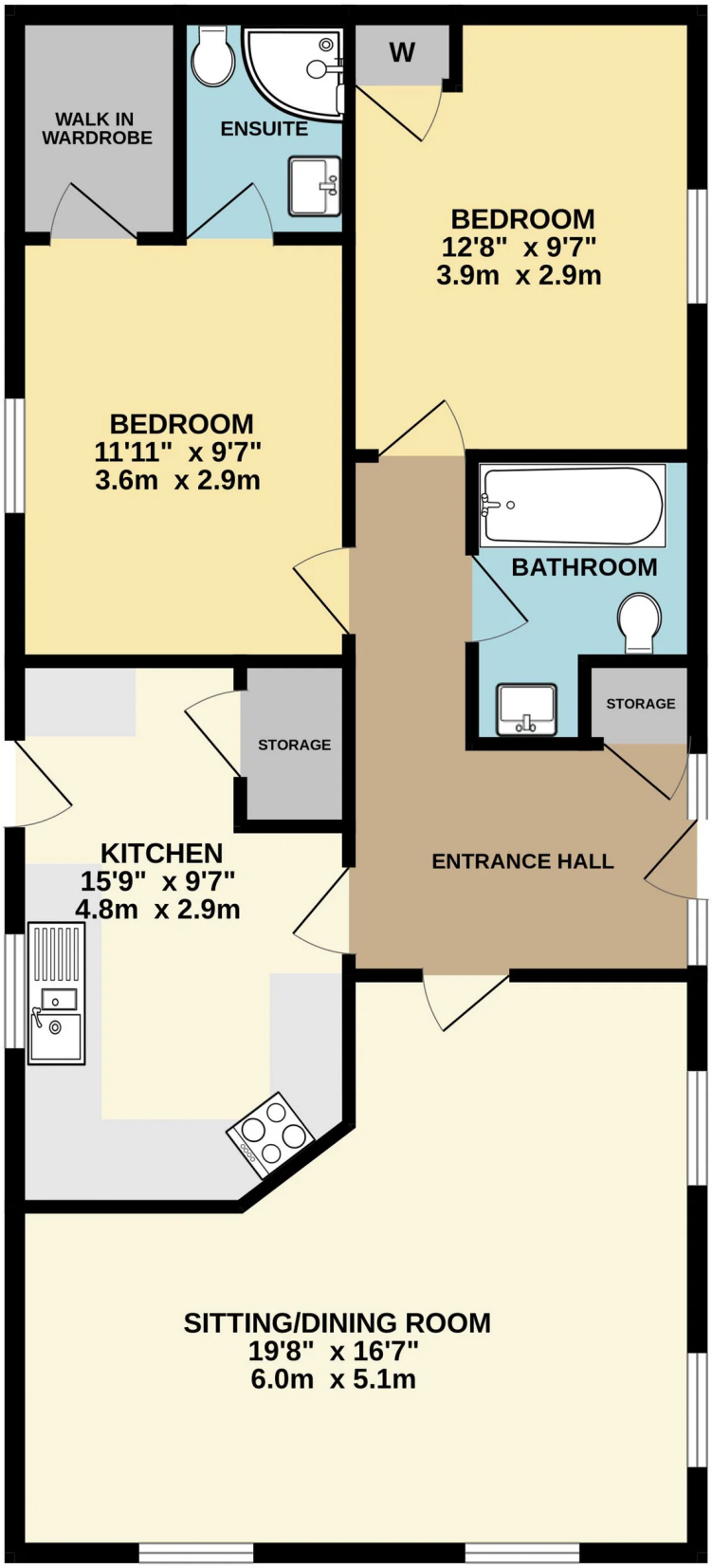
Outside

The property continues to impress with an attractive, low maintenance fully enclosed private rear garden, enjoying a pleasant outlook towards the Malvern Hills. Double vehicular gates provide access to a driveway, allowing a vehicle to be parked securely within the rear garden area and offering valuable additional parking. There is also a useful metal garden shed.

The refurbishment programme has extended to the exterior of the home, including improvements to the bargeboards, soffits and surrounding outdoor areas, further enhancing its overall appearance.

Summary - Combining beautifully refurbished accommodation, manageable outdoor space and wonderful countryside views, this delightful park home offers an excellent opportunity for those seeking a peaceful, low-maintenance lifestyle in a highly desirable Worcestershire setting.

GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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Sitting Room - 5.99m x 5.05m (19'8" x 16'7") - **Kitchen** - 2.92m x 4.78m (9'7" x 15'8") - **Bedroom 1** - 2.92m x 3.63m (9'7" x 11'11") - **edroom 2** - 2.92m x 3.84m (9'7" x 12'7")

Ground Rent/Service Charge - There is a ground rent of £212.22 per month. Private drainage costs are included in the ground rent.

Tenure - We are advised (subject to legal verification) that the property is subject to the Mobile Homes Act 1983 (as amended).

Council Tax - Council Tax Band A - This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

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 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.

Viewings - Appointments to be made through the Agent's Malvern Office, Tel: 01684 892809

Services - We have been advised that LPG 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.

Directions - From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Follow this route for approximately two miles, bearing left onto the B4209 Hanley Road (signed towards the Three Counties Showground and Upton upon Severn). Continue along this route downhill for a mile through a set of traffic lights towards Upton upon Severn and Hanley Swan. After approximately half a mile the entrance to Oakmere Park will be seen on the left hand side. Continue onto the site over the speed bumps.

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.