

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A WONDERFULLY SITUATED AND EXTENDED THREE BEDROOMED PERIOD SEMI DETACHED PROPERTY OFFERING WELL PRESENTED ACCOMMODATION SET IN GENEROUS GROUNDS AND AFFORDING RURAL VIEWS OVER OPEN COUNTRYSIDE TO THE FULL RANGE OF THE MALVERN HILLS. ENERGY RATING "D"**

## The Old School – Guide Price £573,000

Hook Common, Hanley Castle, Worcestershire, WR8 0AX

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# The Old School

## Location & Description

Conveniently positioned in open rural countryside yet close to the amenities of Welland, offering a village store, primary school, garage and church and the wider facilities of the riverside town of Upton upon Severn three miles and Malvern five miles are all close at hand. Great Malvern has an excellent range of amenities including shops and banks, Waitrose supermarket and the renowned theatre and cinema complex as well as The Splash swimming pool and gymnasium. Upton is equally well served with an extensive range of independent shops, sub Post Office with banking facilities, supermarkets, several pubs, churches and the famous riverside marina.

Transport communications are good with the property having access to Junction 1 of the M50 motorway approximately six miles distance, which links to the M5 motorway bringing the Midlands, South West and South Wales into an easy commute. There are mainline railway stations located at both Worcester and Malvern with direct links to Birmingham, London and Wales. From the towns of Malvern and Upton regular bus services are on offer connecting the neighbouring areas.

## Property Description

The Old School is a beautifully presented three bedroomed semi detached property situated in a semi rural location yet within easy access to both Malvern and the riverside town of Upton upon Severn. The property is immaculately presented by the current owners who has also added a wonderful extension to the left hand side of the house creating a large open plan family orientated dining kitchen and adding an additional bedroom to the first floor.

The property is approached via gravel driveway that opens to allow ample parking for vehicles. and giving access to the side of the house through a five bar gate accessing the rear.

Enclosed by a walled perimeter the foregarden has an entrance between brick pillars to the paved path that leads to the front door and opening to the accommodation which benefits from double glazing and gas central heating.

Certainly one of the key selling points of this property are the splendid rural views on offer to the west across open countryside to the range of the Malvern Hills beyond, and to the front across open farmland facing south along the Severn Valley.

The light and airy rooms are set over two floors and are accessed via an obscure UPVC double glazed front door is set under a pitched and tiled storm porch with sensor light point. The accommodation comprises in more detail

## Reception Hall

A welcoming space with staircase to first floor. Radiator, ceiling light point, wood effect flooring, door to sitting room and breakfast kitchen (described later) and door to

## Cloakroom

White suite of pedestal wash hand basin with mixer tap and low level WC. Tiled splashbacks and floor. Obscure double glazed window to front, ceiling light point and radiator.

## Sitting Room 5.61m (18ft 1in) x 5.21m (16ft 10in)

Positioned to the front of the property and enjoying views across open farmland to May Hill. Two ceiling light points. A feature sandstone fireplace and hearth with cast iron grate. Ceiling light point, radiator, wood effect laminate flooring flows through this area and through an interconnecting door to

## Lounge 3.66m (11ft 10in) x 5.21m (16ft 10in)

A versatile space positioned to the rear of the property and enjoying a recently installed double glazed double doors overlooking and opening to the covered seating verandah. Two ceiling light points and radiator. Door to

## Dining Room 2.94m (9ft 6in) x 3.66m (11ft 10in)

Formerly the kitchen for the property prior to the extension being made. This is a wonderful family orientated space enjoying an opening through to the new kitchen. Currently benefitting from a ceiling light point, radiator. Door to utility room (described later) and useful understairs storage cupboard. An opening leads to







#### **Kitchen 4.47m (14ft 5in) x 3.75m (12ft 1in)**

Recently built and installed offering a range of lovely shaker style drawer and cupboard base units with chrome handles and worktop over incorporating matching wall units. Set beneath the double glazed window to front is a stainless steel sink with mixer tap and drainer. Range of integrated appliances including a four ring AEG electric **HOB** with cooker hood above and splashback as well as a **SINGLE OVEN** with **MICROWAVE** over. Further integrated **FRIDGE**. Double glazed window to side and further UPVCV double glazed door giving access to the rear garden. Inset ceiling spotlights.

#### **Utility Room 2.09m (6ft 9in) x 3.64m (11ft 9in)**

Stainless steel sink unit with mixer tap and cupboard under. Additional worksurface space with space and connection point under for washing machine and tumble dryer. Double glazed window to rear and side. Tiled floor and splashbacks. Ceiling light point and radiator. Space for full height fridge freezer.

#### **First Floor**

#### **Landing**

Two double glazed skylights flood the area with natural light and take in the views over the Severn Valley. Ceiling light point, access to loft space, radiator, useful double doored airing cupboard and door to

#### **Bedroom 1 4.65m (15ft) x 4.37m (14ft 1in)**

into limited headroom. Double glazed window to front taking in the superb views to towards the Cotswolds. Beautiful exposed ceiling and roof trusses. Radiator, door to built in wardrobe. Vaulted ceiling. A generous double bedroom.

#### **Bedroom 2 4.28m (13ft 10in) max x 4.37m (14ft 1in)**

into limited headroom. Double glazed window to rear with views. Another generous bedroom with exposed roof trusses. Radiator, ceiling light point, wardrobe with double doors housing the wall mounted central heating boiler.

#### **Bedroom 3 4.47m (14ft 5in) max into limited headroom x 3.77m (12ft 2in)**

Double glazed Velux skylights to front and rear providing views. A good size double bedroom with ceiling light point and radiators.

#### **Bathroom 3.02m (9ft 9in) into limited headroom x 2.22m (7ft 2in)**

Fitted with a modern white suite of low level WC, pedestal wash hand basin with mixer tap and walk-in shower enclosure with electric shower over and Aquaboard splashbacks. Ceiling light point, ceiling mounted extractor fan, chrome wall mounted heated towel rail and obscure double glazed dormer window to rear.

#### **Outside**

The property benefits from a generous garden which lies to the rear of the house and affords fine views over rolling farmland to the Malvern Hills beyond. Directly outside the rear door to the kitchen is a paved patio area making a fine seating area from where the pleasures of the setting to be enjoyed. Leading out from the double glazed double doors from the rear lounge is a decked and covered verandah with seating area leading to the lawned garden with a mature Oak tree and Silver Birch. The garden is enclosed by a fence and wall perimeter and offers fabulous views over west facing open countryside to the Malvern Hills. There is an outside tap and a pedestrian gate to the front.

From the driveway double vehicular gates give access to a further hardstanding area, ideal for storing a caravan, boat, trailer or another vehicle. This is situated just in front of

#### **Workshop/Store 9.40m (30ft 4in) x 3.72m (12ft)**

Of block construction with a clad exterior, double, double glazed doors and a double glazed window to front and side.

#### **Agents Note**

There is an electricity pole in the garden for which the property receives an annual payment of approximately £8.00 per annum.

## Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After about two miles fork left into Hanley Road (signed The Three Counties Showground and Upton). Follow this route for about a mile and turn right at the traffic lights controlled crossroads onto Blackmore Park Road (B4209). Proceed to another set of crossroads and head straight over for approximately 1.2 miles after which the property can be found on the left hand side as indicated by the agent For Sale board.



## 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 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 "D"  
(improvement indicator pending)

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (66).

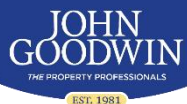


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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:

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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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