

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DELIGHTFULLY SITUATED FOUR BEDROOMED DETACHED BUNGALOW AFFORDING FINE VIEWS TO THE MALVERN HILLS SURROUNDED BY A CHARMING GARDEN. THE LIVING ACCOMMODATION OFFERS SPACIOUS AND VERSATILE ROOMS BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. NO CHAIN. EPC RATING D.**

## Penshurst - Guide Price £415,000

Chapel Lane, Cradley, Malvern, WR13 5HX

4 2 1





# Penshurst

## Location & Description

The property enjoys a convenient location close to the centre of the popular village of Cradley on the borders of Herefordshire and Worcestershire. The village itself has a number of facilities including a church, primary school, a local shop/stores and a village hall. It is conveniently located close to the nearby towns of Great Malvern (4 miles), Ledbury (9 miles) and Bromyard (9 miles). The cities of Worcester (approximately 10 miles) and Hereford (approximately 16 miles) are within commuting distance. Transport communications are good. There are main line railway stations in Malvern, Ledbury, Worcester and Hereford. Junction 7 of the M5 at Worcester and Junction 2 of the M50 at Ledbury are within easy reach.

Cradley is set in the heart of some of the most stunning countryside in the region with easy access to a number of notable landmarks including the eight mile range of the Malvern Hills, the Severn Valley and the Worcestershire Way.

## Property Description

Penshurst is a fantastically located detached bungalow situated within this highly regarded village.

The living accommodation is all set on one storey and benefits from double glazing and gas central heating. There is scope for extending the property.

Built in 1949, the property has been extended and reorganised. The original front door, on the north side of the bungalow, which is accessed by steps from Chapel Lane, is not now used (although still available) because the reorganisation created a new front door and entrance hallway on the south side of the property.

This current front door is much better placed for arrival by car, and enables appreciation of fine views to the Malvern Hills.

Access to the current front door and parking is from the unmade part of Chapel Lane and uses a private driveway, over which Penshurst has vehicular and pedestrian right of way. Double wooden vehicle gates lead onto Penshurst's own land, with parking for several cars, and a detached garage.

## Front Hallway

Having a double glazed UPVC pedestrian door with matching side panel giving views to the Malvern Hills. Ceiling light point, loft access point and doors to a cloakroom, utility room and kitchen.

## Cloakroom

Fitted with a white low level WC and wall mounted wash hand basin, obscured double glazed window to rear, tiled splashback, radiator.

## Utility 1.63m (5ft 3in) x 2.48m (8ft)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units incorporating display cabinet. Twin bowl sink with mixer tap, double glazed window, ceiling light point, tiled floor. Wall mounted boiler. Wall mounted extractor fan and wall mounted Dimplex heater. Space for white goods.







#### **Breakfast Kitchen 4.21m (13ft 7in) x 3.69m (11ft 11in)**

Fitted with a range of wooden drawer and cupboard base units with worktop over and wall units incorporating display cabinet, shelving and plate rack. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer. Two double glazed windows and a wooden door with glazed inset, opening to the garden. There is an AGA and space and connection points for under-counter white goods. Inset ceiling spotlights and a tiled floor. Door from kitchen to:

#### **Dining Room 3.15m (10ft 2in) x 3.25m (10ft 6in)**

This is a through room currently set up as a lovely snug but is a versatile space. Double glazed window, ceiling light point, exposed wooden floor and radiator. Decorative dado rail to two walls.

Door to corridor. Inset ceiling spotlights as well as ceiling light point, decorative picture rail, radiators, and the remaining accommodation comprising bathroom, sitting room and four bedrooms:

#### **Bathroom**

Fitted with a white low level WC and pedestal wash hand basin, panelled bath with thermostatic controlled shower over, ceiling light point, tiled splashbacks and radiator. Obscured double glazed window.

#### **Sitting Room 4.18m (13ft 6in) x 4.78m (15ft 5in)**

Being a wonderful dual aspect room enjoying double glazed windows affording fine views to the Malvern Hills. A focal point of the room is the cast iron grate set into a tiled fire surround and hearth. Ceiling light point, decorative picture rail, radiators.

#### **Bedroom 1 3.33m (10ft 9in) x 3.54m (11ft 5in)**

Double glazed window, ceiling light point, coving to ceiling, decorative picture rail and fitted wardrobes either side of the chimney breast incorporating hanging and shelf space.

#### **Bedroom 2 2.92m (9ft 5in) x 3.23m (10ft 5in)**

Double glazed window, ceiling light point, decorative picture rail, coving to ceiling, radiator.

#### **Bedroom 3 2.48m (8ft) x 3.23m (10ft 5in)**

Dual aspect double glazed windows, ceiling light point, coving to ceiling, radiator.

#### **Bedroom 4 2.68m (8ft 8in) x 2.97m (9ft 7in)**

Double glazed window, ceiling light point, coving to ceiling, radiator.

#### **Loft Space**

Accessed via a hatch with pull down ladder from the corridor. A large loft space with east facing double glazed window

#### **Outside**

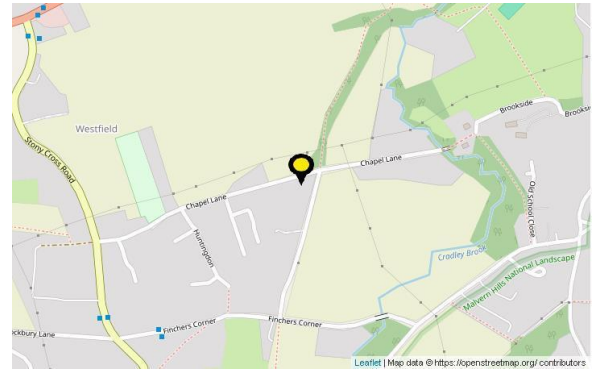
The grounds wrap around the property to three sides being mainly laid to lawn with planted beds and a beautiful wisteria to the southern aspect. The garden is enclosed by a fenced and hedged perimeter with gated pedestrian access from the north side of the property, to Chapel Lane.

#### **Detached Garage 4.59m (14ft 10in) x 2.58m (8ft 4in)**

Double wooden vehicle doors to front and windows.

### Directions

From John Goodwin's Malvern office proceed north along the A449 Worcester Road towards Malvern Link. After approximately a quarter of a mile take the first left turn into North Malvern Road. After 300 yards take the first fork to the right into Cowleigh Road following this route out of town towards Storrige and Hereford. Continue along this road through Cowleigh woods for approximately a mile where at the junction with the A4103 Hereford to Worcester road, turn left towards Hereford. Follow this road for just over a mile taking the third left turn onto the B4220 towards Bosbury and Ledbury. Follow this road for 0.3 miles turn left into Chapel Lane and proceed down the hill for about 300 yards. Turn right after a high wall on your right and before a hedgerow, onto an unmade lane. After about 20 yards, take the first driveway on your right. The short driveway rises steeply. The gates for the property can be found directly in front of you as indicated by the agent's For Sale board.



### 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 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.

### Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

### Council Tax

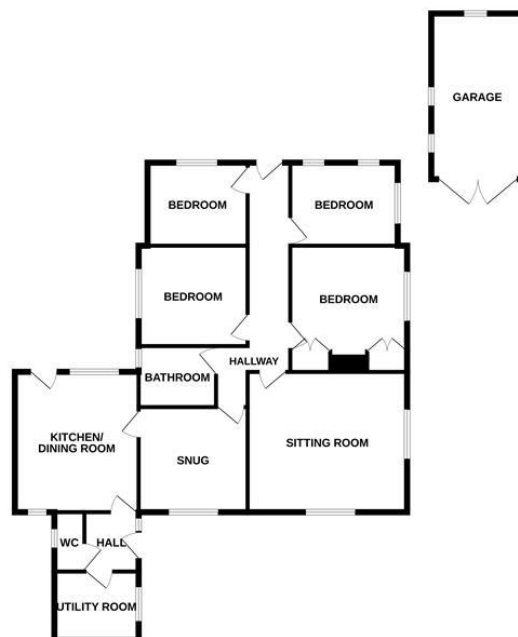
COUNCIL TAX BAND "D"

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 (56).

GROUND FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.

