

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A DETACHED BUNGALOW SITUATED ON THE OUTSKIRTS OF THE HIGHLY REGARDED VILLAGE OF WELLAND WITHIN WALKING DISTANCE OF CASTLEMORTON COMMON AND OFFERING EXTENDED AND GENEROUS ACCOMMODATION WHICH INCLUDES A HALL, LOUNGE, KITCHEN, UTILITY ROOM, SHOWER ROOM, FOUR BEDROOMS AND A ONE BEDROOMED ANNEXE WITH ITS OWN SITTING ROOM AND SHOWER ROOM, CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, GARAGE AND A MATURE SOUTH AND WEST FACING GARDEN ADJOINING COUNTRYSIDE. ENERGY RATING "E"**

## Candida – Guide Price £400,000

Gloucester Road, Welland, Malvern, WR13 6LD

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# Candida

## Location & Description

The property enjoys a pleasant and private setting on the outskirts of the highly regarded, well served, south Worcestershire village of Welland which boasts an excellent range of amenities including a general stores, village hall, highly regarded primary school, church and a thriving football club. It lies almost equidistant from the larger centres of Great Malvern and Upton upon Severn both of which offer a comprehensive range of amenities. In Malvern there is a Waitrose supermarket, shops and banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Upton also has a wide choice of shops, supermarkets and its famous riverside Marina.

Transport communications are excellent. The village lies on the crossroads between the cities of Worcester, Cheltenham and Gloucester with close access to the M5 south of Upton which is no more than seven miles distant.

Educational facilities are second to none with some of the best primary and secondary schools in both the state and private systems in the region and for those who like walking, riding or energetic pursuits, Castlemorton Common is within walking distance and the Malvern Hills are less than four miles away.

## Property Description

Candida comprises a spacious detached, single storey bungalow constructed in 1962 to a "Woolaway" design. This is a non standard construction consisting of reinforced concrete panelled walls. In more recent years the bungalow has been extended using conventional materials to create a small additional annexe. The result is a spacious home which does require some updating and refurbishment. It has double glazed windows and oil fired central heating.

The accommodation includes a reception hall, lounge, kitchen, utility/laundry room, shower room with WC and four bedrooms. An internal hall then leads into the newer section of the bungalow where there is an small annexe comprising a rear hall, shower room with WC, a fifth bedroom and a sitting room. Candida stands in a very generous and private garden which provides a lovely setting and to the rear borders countryside.

### Reception Hall 4.52m (14ft 7in) x 1.49m (4ft 10in)

Which leads to an inner hall (see later). Window to front aspect, radiator.

### Lounge 5.32m (17ft 2in) x 2.94m (9ft 6in) (11'5 max)

Wood block floor, tiled fireplace and hearth, radiator, double glazed windows to front and side aspects.

### Kitchen 3.97m (12ft 10in) x 2.63m (8ft 6in)

Floor and eye level cupboards, tiled surrounds and worktops incorporating a single drainer stainless steel sink. Oil fired central heating boiler, space for cooker, access to roof space, double glazed window, radiator, built in broom cupboard and glazed door leading to





**Utility/Laundry Room 4.03m (13ft) x 2.58m (8ft 4in)**  
 Fitted worktop, space and plumbing for washing machine, double glazed windows to side and rear aspects. Glazed doors leading into rear garden.

**Shower Room 2.79m (9ft) x 1.65m (5ft 4in)**  
 Fitted shower cubicle, pedestal wash basin, close coupled WC, radiator and double glazed window to rear aspect.

**Inner Hall**

**Bedroom 3.10m (10ft) x 2.58m (8ft 4in)**  
 Radiator and double glazed window to rear aspect.

**Bedroom 3.10m (10ft) x 2.58m (8ft 4in)**  
 Radiator and double glazed window to front aspect.

**Bedroom 4.03m (13ft) x 3.10m (10ft)**  
 Radiator and double glazed window to front aspect.

**Bedroom 3.10m (10ft) 0 x 2.99m (9ft 8in)**  
 Radiator and double glazed window to side aspect.

From the inner hall a glazed door leads to the extended section of the bungalow and to a small annexe described as follows:

**Rear Hall**  
 Access to roof space.

**Shower Room 3.02m (9ft 9in) x 1.24m (4ft)**  
 Tiled shower cubicle, close coupled WC, pedestal wash basin, extractor fan, radiator and double glazed window.

**Bedroom 3.82m (12ft 4in) x 2.79m (9ft)**  
 Radiator and double glazed window to side aspect.

**Sitting Room 5.14m (16ft 7in) x 3.61m (11ft 8in) (min 9'2)**  
 Radiator, double glazed window to side aspect. Further double glazed windows and a pair of double glazed doors leading into the rear garden.

**Outside**  
 A gated access opens onto a tarmac driveway and turning area that passes in front of the property and to the side where there is a large

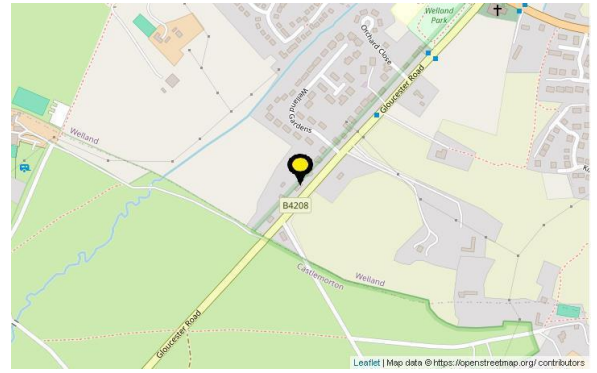
**Detached Garage 5.89m (19ft) x 2.84m (9ft 2in)**  
 With up and over door, window, side door, power and lighting.

The driveway is flanked to each side by level lawns encircled by mature and well stocked shrub borders, trees and hedging. A gated access to each side of the bungalow leads into the private rear garden. This is also laid to lawn with a paved seating area and flagstone pathways, a variety of mature fruit and ornamental trees, shrubs and hedging. A gateway leads to a kitchen/vegetable garden where there are further fruit trees and hedged boundaries. Included with the property is a small garden SHED of timber construction and a former CARAVAN which has been used for storage. At strategic points there is an external tap and outside lighting.



## Directions

From the traffic lights in the centre of Great Malvern proceed downhill along Church Street. After a short distance the road begins to bear to the right into Barnards Green Road. Continue along this route passing Malvern St James Girls School and Sports Centre (which are on both sides of the road) to a large island in Barnards Green. Take the third exit continuing through Barnards Green leaving the commercial centre where, after a few hundred yards, fork right onto Poolbrook Road. Continue along this road for some distance, passing common land on both sides of the road. Carry on for almost a mile to the traffic lit crossroads adjacent to the Three Counties Showground. At the lights continue straight on into Blackmore Park Road following this route for approximately a mile before turning right at the next crossroads onto the B4208 (signed to Gloucester). Continue for a few hundred yards past the Welland village sign into the 30 mph zone. Carry on over the crossroads in the centre of the village and past the Church (on your left) and general stores on your right. Approximately 500 yards after the village stores and just before leaving the village you notice Candida on your right hand side.



## Services

We have been advised that mains electricity, water and drainage are connected to the property. There is no gas available and central heating is provided by way of an oil fired system. 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.

Candida was originally constructed in 1962 to a "Woolaway" design. This is a non-standard construction and therefore buyers seeking a mortgage are advised to check with their lender on whether this would be an acceptable form of construction. The extended section of the building is, we understand, of more conventional construction.

## 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"

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 E (48).



**Malvern Office**  
**01684 892809**

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# Ground Floor



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encort Ltd  
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**Candida, Gloucester Road, Welland**