



**Allan Morris**  
estate agents

**1, Cherry Blossom Close, Hanley Swan,  
WR8 0AF**

 **MAYFAIR**  
OFFICE GROUP

# Cherry Blossom Close, Hanley Swan, WR8 0AF

A stunning five bedroom detached home, in a cul de sac of just four similar homes, in the sought after village of Hanley Swan and within walking distance of its post office and shop, primary school and the very successful Swan Inn. Beautifully designed, this property offers versatile and spacious accommodation with a high quality finish and specification. The light and airy accommodation comprises; a spacious hall, a sitting room with wood burner and doors out to the landscaped garden, separate dining room, study/snug, and well appointed breakfast kitchen with Quartz worktops and integrated appliances, utility and cloakroom. The master and guest bedrooms have en-suites, three further bedrooms and a main bathroom. There is a professionally landscaped southerly rear garden, double garage with remote opening, electric car charger and block paved drive providing ample parking, double glazing and central heating. Viewing a must to appreciate the location and presentation of home of offer.



## MODERN LIVING IN HANLEY SWAN

Hanley Swan stands out as one of Worcestershire's most beautiful villages. It is situated halfway between the bustling town of Malvern with its Theatre and Hills, and Upton upon Severn with its marina and range of music festivals running throughout the year.

For those that like to shop locally and at Worcester and Cheltenham, there are all major retailers as well as a good range of high street, traditional and craft stores. Likewise, foodies are well catered for with cafès, gastro pubs and restaurants for all tastes. The Swan Inn overlooking the village green has an excellent bar, restaurant and beer garden.

Hanley Swan St Gabriel's with St Mary's Primary School is a short walk from the property and it sits within the catchment for Hanley Castle High School. Local private schools include the renowned Malvern College and Malvern St James independent boarding and day schools.

Commuters have access to the national motorway network via the M5 and M50 nearby. Great Malvern railway station provides links to Birmingham (just over an hour), London Paddington (3 hours), Worcester, Hereford and Oxford. Birmingham and Bristol Airports are no more than an hour's drive away in either direction.

## ENTRANCE

Accessed via a obscure glass double glazed front door with double glazed picture window over which opens to an entrance area with double coats cupboard to each side and the wide arch which opens to;

## ENTRANCE HALL

Spacious entrance hall with a central staircase leading to the first floor, recessed ceiling downlighters, smoke alarm, further large walk in storage/coats cupboard, two radiators, engineered oak wood flooring, doors to:

## STUDY/SNUG 12'5" x 10'0" (3.81m x 3.07m)

Twin front aspect double glazed window, recessed ceiling downlighters, ceiling light point, radiator.

## SITTING ROOM 16'11" x 14'0" (5.16m x 4.29m)

Dual aspect with side aspect double glazed window overlooking the garden, and rear aspect double glazed French doors with matching windows to either side giving access to the south facing rear garden patio, wall light points, feature opened fireplace with wooden mantle and floor mounted wood burner on black granite hearth, two radiators, door to breakfast kitchen.

## DINING ROOM 12'10" x 10'0"n (3.92m x 3.06mn)

With twin front and single side facing double glazed windows, ceiling light point, recessed ceiling downlighters, radiator.

## BREAKFAST KITCHEN 22'0" x 11'4" (6.73m x 3.47m)

Light and bright dual aspect breakfast kitchen with rear aspect double glazed window and rear aspect double glazed French doors from the breakfast area giving excess to the south facing rear garden patio. Breakfast area with recessed ceiling down lighters, radiator, space for large breakfast table. Kitchen area comprising of a wide range of floor and wall mounted high gloss white units and a grey Quartz work surface with matching breakfast bar, inset one and a half bowl sink unit with mixer tap over and drainage

grooves to side, integral gas hob with extractor hood over, integral double oven, integral dishwasher, integral fridge, integral freezer, full height pull out larder unit, ceramic tiled floor throughout, door to:

**UTILITY 8'5" x 5'5" (2.59m x 1.67m)**

Recessed ceiling down lighters, extractor, wall mounted Worcester boiler, range of floor mounted units and grey work surface to match kitchen, space and plumbing for automatic washing machine. in-set stainless steel sink unit with mixer taps over, radiator, continued grey tiled flooring, double glazed door to side garden.

**CLOAKROOM 5'5" x 2'7" (1.66m x 0.8m)**

Ceiling light point, extractor, contemporary white suite comprising: wash hand basin with storage below, push flush WC, radiator, matching tiled floor to kitchen breakfast room.

**FIRST FLOOR LANDING**

Front aspect double glazed window, two ceiling light points, access to roof space with fixed ladder, smoke alarm, built-in airing cupboard containing a vented hot water cylinder and slatted shelving, radiator, doors to:

**MAIN BEDROOM 12'7" x 11'9" plus wardrobes (3.85m x 3.6m plus wardrobes)**

Rear aspect double glazed window, ceiling light point, radiator, built-in full height double wardrobe with sliding doors, hanging and shelving, door to:

**ENSUITE 8'9" x 5'3" (2.69m x 1.61m)**

Rear aspect obscure glazed window, recessed ceiling downlighters, extractor, white suite comprising of a large walk-in shower cubicle with body and rainfall showers, pedestal wash hand-basin, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

**GUEST BEDROOM 12'8" x 12'2" max including wardrobes (3.88m x 3.73m max including wardrobes)**

Front aspect double glazed window, ceiling light point, recessed ceiling downlighter, built-in full height double wardrobe with sliding doors, hanging rail and shelving, radiator, door to:

**ENSUITE 6'8" x 6'3" (2.04m x 1.91m)**

Recessed ceiling downlighters, extractor, white suite comprising: large walk-in shower cubicle with shower, pedestal hand wash basin, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

**BEDROOM THREE 11'3" x 9'7" plus door recess (3.43m x 2.94m plus door recess)**

Rear aspect double glazed window, ceiling light point, radiator.

**BEDROOM FOUR 12'9" x 8'6" (3.89m x 2.6m)**

Front aspect double glazed window, ceiling light point, radiator.

**BEDROOM FIVE 11'10" max x 8'6" (3.63m max x 2.61m)**

Side aspect double glazed window with views over cherry blossom close along the Malvern Hills and the distance, ceiling light point, radiator.

**MAIN BATHROOM 8'10" x 7'2" (2.7m x 2.19m)**

Rear aspect obscure glass double glazed window, recess ceiling downlighters, extractor, white suite comprising of a large walk-in shower cubicle with rainfall and body showers, panel bath, pedestal wash hand basin, push flush WC, heated chrome towel rail part tiled walls, tiled floor.

**FRONT GARDEN**

Mature front garden accessed from the road by a paved path which leads to the front door, to one side of the property is a formal lawn with a range of mature flowers and shrubs to the side, to the other side is low maintenance grass and shrub beds with an

ornamental tree. Between the house and the double garage is a block paved driveway which provides parking for three to four cars giving access to the double garage and the gated side access leading to the rear garden.

**REAR GARDEN**

Accessed from the sitting room, the breakfast kitchen or a side gate from the driveway is a landscaped south facing rear garden with an initial patio area with plenty of space for a table and chairs for outside dining and entertaining, formal lawns are cut by a stone path with lavender borders leading to a further seating area, ornamental garden pond and a further stone chip seating area to take advantage of the afternoon and evening sun looking over Cherry Blossom Close to the Malvern Hills. There is a wide range of mature and shrub beds and planting along the borders.

**DIRECTIONS**

From the Allan Morris office in Great Malvern continue across Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately two miles, then turn left onto Hanley Road. Follow the road for approximately two miles past the Three Counties Showground and into the village of Hanley Swan. Upon reaching the crossroads by the duck pond and village green, turn right onto the Welland Road. Follow this and Cherry Blossom Close can be found on the right hand side a short distance before Hanley Swan Primary School as indicated by the Allan Morris 'For Sale' Board. To arrange a viewing or with any queries please call is on 01684 5614111 or email malvern@allan-morris.co.uk

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**ADDITIONAL INFORMATION**

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

**ASKING PRICE - £825,000**



Approximate total area<sup>(1)</sup>  
180.4 m<sup>2</sup>  
Reduced headroom  
1.2 m<sup>2</sup>

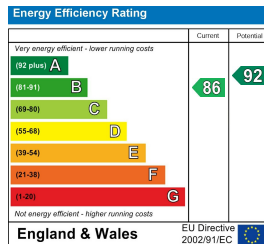
(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### EPC



### Material Information Report

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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