



Allan Morris
estate agents

**The Cottage, Smith End Green, Nr Malvern,
WR13 5DG**



MAYFAIR
OFFICE GROUP

Smith End Green, Nr Malvern, WR13 5DG

A fabulous, detached, five bedroom, family home, in need of some updating, sat in a wonderful plot of over an acre, with double garage and second access to rear. The property, originally three 16th century cottages, which have been turned into one, with later modern extensions, providing a spacious and versatile family home. The 1888 square feet of accommodation comprises; entrance hall, dual aspect sitting room with fireplace, large L shaped lounge diner with study area and inglenook fireplace, breakfast kitchen, utility, ground floor shower room. Four double bedrooms, fifth single bedroom, and large main bathroom. The property retains much original character with the added benefit of central heating. The large private plot of 1.08 acres, includes a spacious driveway, double garage, and rear access. Viewing a must to appreciate the size and potential of home and gardens.



ENTRANCE HALL 11'2" max x 10'5" (3.42m max x 3.20m)

Access via a glazed door from the front, side aspect window, two wall light points, exposed beams, radiator, stairs to first floor, coats storage alcove. cottage style latched doors to:

SITTING ROOM/FAMILY ROOM 23'8" x 11'11" (7.22m x 3.65m)

Dual aspect with double glazed windows to rear and side aspect, recessed ceiling downlighters, exposed ceiling beams, large feature fireplace with floor mounted wood burner, two radiators.

LOUNGE DINER 24'10" max x 24'4" (7.57m max x 7.42m)

L shaped lounge diner comprising of:

LOUNGE AREA 24'10" x 11'9" + bay (7.57m x 3.60m + bay)

Front aspect double glazed bay window, two further front aspect double glazed window, exposed beams, three wall light points, feature inglenook fireplace with inset seats to each side, opened fireplace, radiator, open plan to:

DINING AREA 12'9"x 12'4" (3.91mx 3.77m)

Rear aspect double glazed window overlooking the garden and side aspect double door giving access to the rear garden patio with space for table and chairs and a fresco dining, two wall light points, exposed beams, radiator.

BREAKFAST KITCHEN 16'7" max x 12'0" (5.07m max x 3.67m)

With front aspect double glazed window, recessed ceiling down lighters, fitted kitchen comprising of a range of range of floor and wall mounted wood effect units under a stone effect worktop, stainless steel circular sink and drainer, integral electric hob with extractor over and oven below, integral dishwasher, integral fridge, radiator, space for breakfast table, tiled floor.

UTILITY 7'11" x 6'11" (2.42m x 2.13m)

Side aspect double glazed window, recessed ceiling downlighters, floor mounted Worcester oil fired boiler, space and plumbing for washing machine, space for further appliances and tall fridge freezer, radiator, tiled floor, double glazed door to rear garden, latched door to:

SHOWER ROOM 8'10" max x 6'11" max (2.71m max x 2.13m max)

Rear aspect double glazed recessed ceiling down lighters, extractor, white suite comprising: corner spa shower and steam cabinet, pedestal wash hand basin, WC, extractor, shaver socket, radiator, fully tiled walls, tiled floor.

LANDING

Front aspect double glazed window, ceiling light point, exposed beam, latched doors to:

BEDROOM ONE

Side aspect double glazed window, ceiling light point, fitted wardrobes and over head cupboards, radiator.

BEDROOM TWO 12'3" x 12'2" (3.74m x 3.73m)

Front aspect double glazed window overlooking open countryside, ceiling light point, exposed ceiling and wall beams, radiator.

BEDROOM THREE 12'3" max x 12'0" (3.74m max x 3.66m)

Side aspect window, two wall light points, exposed ceiling and wall beams, radiator.

BEDROOM FOUR 12'0" x 11'8" (3.68m x 3.56m)

Front aspect double glazed window with views over farmland, ceiling light point, exposed ceiling and wall beams, radiator.

BEDROOM FIVE 9'9" + recess x 7'2" (2.98m + recess x 2.20m)

Dual aspect with front and side facing double glazed window, ceiling light point, alcove storage area, exposed ceiling and wall beams.

FAMILY BATHROOM 11'4" x 7'3" (3.46m x 2.22m)

Rear aspect double glazed window, recessed ceiling downlighters, extractor, four piece white suite comprising: double ended spa bath, spa shower cubicle with internal seat, pedestal wash hand basin, WC, part tiled walls, radiator.

DETACHED DOUBLE GARAGE

Concrete sectional double garage with twin front aspect up and over style doors, window to each side, two ceiling light points, power points, courtesy door to side garden. (on need of maintenance).

GARDENS

The property sits in a large, level and private plot of 1.08 acres. The property is accessed from the lane via a wide stone chipped driveway providing parking for four to six vehicles and giving access to the garage. From the driveway a large paved area leads to the front door, paved path running outside the property. To the rear of the property a large paved

seating area, space for table and chairs and outside entertaining and dining. The majority of the gardens to the front and rear are laid to lawn, with a variety of mature specimen trees and mature hedging to the boundaries. To the rear of the garage is a separate access to the rear part of the garden from Brook Lane, this provides potential to bring in vehicles to the rear of the property and gives the option and space for stabling and potential for equestrian use at the rear.

DIRECTIONS

From our office in Great Malvern, follow the Worcester Road heading towards Worcester. At the traffic lights turn left signposted Leigh Sinton onto Newtown Road continuing onto the Leigh Sinton Road and at the T junction turn left and then take the second right onto Sherridge Road. Continue to the end turning left onto the Suckley Road, and the property can be found after about 100 yards on the right hand side just before Brook Lane. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

WHAT THREE WORDS - barrel.propose.carpets

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, but includes carpets, curtains, blinds and light fittings.

SERVICES: Mains electricity and water are connected. Central heating is oil fired. Drainage is private. 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

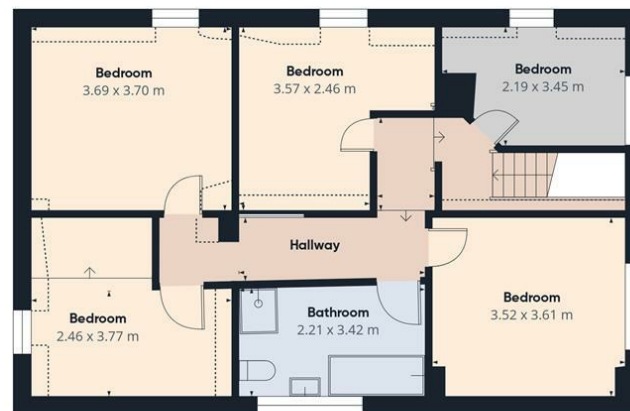
ENERGY PERFORMANCE RATINGS: Current: E54 Potential: B84

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £700,000



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

175.5 m²

Reduced headroom

6.6 m²

(1) Excluding balconies and terraces

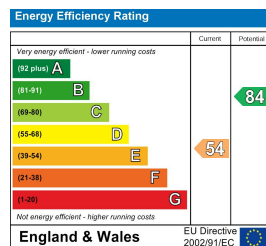
Reduced headroom

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.

GIRAFFE360

EPC



Material Information Report



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