



**Allan Morris**  
estate agents

**Watersmeet, 15, Hill View Road,  
Strensham, WR8 9LJ**

 **MAYFAIR**  
OFFICE GROUP

## Hill View Road, Strensham, WR8 9LJ

A well presented, spacious, detached, five bedroom family home with lots of parking, double garage and good sized westerly rear garden. The versatile accommodation comprises: canopy porch, large entrance hall, sitting room with open fireplace, conservatory, family room, study, dining room with wide arch to fitted kitchen, utility, rear canopy porch, main bedroom with full en-suite bathroom, four further bedrooms, large luxuriously refitted main bathroom. Further benefits include central heating, double glazing, spacious driveway and gated access to rear providing plenty of parking including space for a horse box/motorhome, good sized west facing rear garden with two patios for outside entertaining. Viewing a must to appreciate the size of home and garden.



### **CANOPY PORCH**

Outside courtesy light, tiled floor, double wooden front doors to:

### **ENTRANCE HALL**

Ceiling light point, coving, dado rail, radiator, stairs to first floor, doors to:

### **CLOAKROOM**

Ceiling light point, extractor, coving, white suite comprising: wash hand basin, push flush WC, radiator.

### **SITTING ROOM 17'10" x 11'3" (5.44m x 3.43m)**

Rear aspect double glazed windows, ceiling light point, coving, feature wooden fire surround, open fire with marble back and hearth, radiator, double glazed sliding doors to:

### **CONSERVATORY 11'5" x 10'6" (3.49m x 3.21m)**

uPVC double glazed conservatory with a dwarf brick wall, double glazed double doors to rear garden, radiator, wooden flooring.

### **FAMILY ROOM 11'11" max into bay x 10'10" (3.65m max into bay x 3.32m)**

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

### **STUDY 8'9" x 5'1" (2.69m x 1.56m)**

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

### **FITTED KITCHEN 14'2" x 8'1" (4.34m x 2.47m)**

Rear aspect double glazed window, two ceiling light points, fitted kitchen comprising of a wide range of floor and wall mounted cream units under woodblock worktop, inset one and a half sink unit with mixer tap over, stainless steel five ring gas hob with stainless steel extractor over, integral double ovens, space and plumbing for dishwasher, space for microwave, space for tall fridge freezer, radiator, door to utility, wide arch to:

### **DINING ROOM 11'11" x 10'2" max into bay (3.64m x 3.12m max into bay)**

Front aspect uPVC double glazed bay window, ceiling light point, dado rail, radiator, continued tiled floor from kitchen.

### **UTILITY 8'7" x 5'1" (2.63m x 1.55m)**

Side aspect double glazed window, ceiling light point, range of floor and wall mounted units to match the kitchen, inset Belfast style sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wood block work surface, wall mounted Worcester LPG fired boiler, double glazed stable door to rear garden, continued tiled floor from kitchen.

### **REAR CANOPY PORCH**

Ceiling light point, tiled floor.

### **FIRST FLOOR LANDING**

Front aspect double glazed window, recessed ceiling downlighter, coving, dado rail, radiator, built-in airing cupboard with slatted shelving, doors to:

### **BEDROOM ONE 17'0" max x 10'10" max (5.19m max x 3.32m max )**

Front aspect double glazed window, ceiling light point, coving, radiator. Door to:

### **ENSUITE BATHROOM 6'4" x 5'5" (1.94m x 1.67m)**

Side aspect obscure glass double glazed window, ceiling light point, white suite comprising: panel bath with Mira shower over and screen to side, pedestal wash hand basin, push flush WC, heated chrome towel rail, shaver socket, tiled walls, tiled floor.

### **BEDROOM TWO 14'11" x 7'10" (4.56m x 2.40m)**

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

### **BEDROOM THREE 11'4" x 9'2" max (3.46m x 2.80m max)**

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

### **BEDROOM FOUR 10'9" x 8'0" (3.29m x 2.45m)**

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

### **BEDROOM FIVE 8'5" x 5'10" (2.59m x 1.78m)**

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

### **MAIN BATHROOM 11'10" x 7'10" (3.61m x 2.41m)**

Rear aspect double glazed window, recessed ceiling down lighters, luxuriously refitted bathroom comprising of double ended bath, large walk-in shower cubicle, floating wash hand basin with storage below, hidden cistern push flush WC, heated chrome towel rail, fully tiled walls and floor, shaver socket.

### **FRONT GARDEN**

Walled front garden accessed via a wide drive entrance from the road with parking for numerous cars. Garden has a small lawn area, mature trees and flower and shrub beds, A five bar gate to the side of the property leads to the rear garden.

### **REAR GARDEN**

Accessed from the drive is a further stone chip area for two cars or a space for a camper/horsebox/boat and leads to the detached double garage. Westerly landscaped private rear garden with two large patios with space for table and chairs and al fresco dining, mature flower and shrub beds, timber garden shed, discretely positioned LPG tank.

### **GARAGE 18'11" x 17'9" (5.77m x 5.42m)**

Power and light, twin front aspect up and over doors, double glazed door and window to side, eaves storage.

### **DIRECTIONS**

From Upton proceed over the river bridge to the turning to Ryall and follow Ryall Road till reaching the A38. Cross the main road and proceed down through Ryall Grove to the T junction. Turn right onto Hillview Road heading in the direction of Strensham. The property can be found on the right hand side after entering the village as indicated by the Allan Morris' for sale board. If you have any queries or to book a viewing call Allan Morris on 01684 561411.

### **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. LPG fired central heating. 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: F

ENERGY PERFORMANCE RATINGS: Current: E48 Potential: D63

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

**ASKING PRICE - £585,000**

Approximate total area<sup>(1)</sup>148.2 m<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

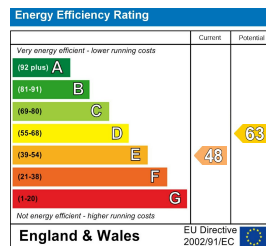
Reduced headroom

----- 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

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