



Allan Morris
estate agents

**23, Chapmans Orchard, Hanley Swan,
WR8 0AN**

 **MAYFAIR**
OFFICE GROUP

Chapmans Orchard, Hanley Swan, WR8 0AN

A fantastic and well proportioned 4 bedroom detached family home, in a very desirable village location, with double garage and parking for several cars. This property comprises of a kitchen/dining room with doors leading to the garden, sitting room with fireplace and wood burner, hallway with cloakroom; study, stairs lead up to landing, four bedrooms, two with en-suite and family bathroom. The property also has an enclosed rear garden with views of the Malvern Hills, air source heat pump, electric boiler heating system and an electric car charging point installed. This is a fine property in an exclusive and enviable position in one of the most popular village locations in Worcestershire and a viewing is a must. For more details or to book a viewing, please call our Malvern office on 01684 561411



VILLAGE LOCATION

Hanley Swan is one of Worcestershire's most beautiful villages, situated halfway between the bustling Spa town of Malvern with its theatres and hills, and Upton upon Severn with its marina and range of music festivals throughout the year. The popular Three Counties Showground which puts on events such as the Spring and Autumn Shows, is a short drive from the village on the way to Malvern.

Chapmans Orchard is located in the heart of Hanley Swan, within a short walk of the village stores and post office, also the Swan Inn with its bars and restaurants. There is also a local primary and High School, which have achieved good ratings with Ofsted. Hanley Swan has good access to the M5 motorway at junction 7 or the M50 at junction 1. The Great Malvern railway station provides links to Birmingham (just over an hour), London Paddington (3 hours), Birmingham and Bristol airports are around an hour's drive in either direction.

ACCOMMODATION - GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with wooden spindle banister, storage cupboard housing telephone and broadband connection points. Doors to:

STUDY 11'0" x 8'9" (3.36m x 2.67m)

Front facing uPVC window overlooking frontage, radiator, television and network connection points.

SITTING ROOM 15'1" x 11'2" (4.62m x 3.42m)

Dual aspect with front facing uPVC bay windows and side aspect window with rural views, recessed fireplace with cast iron wood burner and slate hearth, satellite television and network connection points, two radiators.

WC

Low level WC, wash basin, radiator.

KITCHEN DINING ROOM 29'7" x 11'7" (9.04m x 3.54m)

Dining area has dual aspect with windows looking towards the Hills and bi-fold doors that open to the garden, tiled floor, radiator, open plan to:

Kitchen area - with a range of contemporary eye and base units with a quartz worktop, central island unit with inset induction hob and electric hood over, inset one and a half sink and drainer unit with a mixer tap, integrated electric oven, fridge freezer, dishwasher, microwave, tiled flooring, window to the rear aspect, spot lighting, door to:

UTILITY

uPVC door to side, eye and base level units with matching quartz worktop, integrated washing machine and tumble dryer, radiator, continued tile floor.

FIRST FLOOR - LANDING

Wooden spindle bannister, loft access, radiator, airing cupboard housing electric boiler system.

BEDROOM ONE 15'7" x 11'2" (4.77m x 3.42m)

Front facing and side facing uPVC double glazed windows with views of the Malvern Hills to the side, double and single built in wardrobes with hanging rail, radiator, door to:

EN-SUITE

Front facing obscure uPVC window, recessed shower cubicle with electric Mira shower, low level WC, wall hung wash basin, heated towel rail, tiled floor and part tiled walls, extractor, spot lights.

BEDROOM TWO 11'1" x 10'9" (3.39m x 3.30m)

Front facing uPVC window, radiator, television and network connection points, door to:

EN-SUITE

Side facing obscure uPVC window, double shower cubicle with electric Mira shower, low level WC, wash basin, heated towel rail, tiled floor and walls, electric shaver point, spot lights and extractor fan.

BEDROOM THREE 11'1" x 8'7" (3.40m x 2.62m)

Side facing uPVC window, view of the Malvern Hills and open countryside, radiator, television and network connection points.

BEDROOM FOUR 11'2" x 9'4" (3.42m x 2.86m)

Rear facing uPVC window, overlooking the garden, radiator, television and network connection points.

BATHROOM 9'3" x 6'1" (2.82m x 1.87m)

Rear facing obscure uPVC window, panel bath with mixer shower attachments over, low level WC, wall hung sink unit, radiator, tiled floor and half tiled walls, spot lights and extractor fan.

OUTSIDE

Driveway to the side for four cars with an electric charging point, leading to

the double garage, garage has an electric up and over door, power and light and additional storage space in the roof. Gated access to rear garden.

Front garden is laid to lawn with young hedgerow borders.

Rear garden is laid to the rear of the house and the garage, laid to lawn with patio seating area, enclosed by timber fencing with delightful outlook over the fields towards the Malvern Hills to the West.

DIRECTIONS

From Great Malvern head south on 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 Chapmans Orchard can be found on the right hand side a short distance before Hanley Swan Primary School as indicated by the For Sale Board. For more details or to express an interest to view, please call our Malvern office 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.

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: F

An annual service charge of £396.00 will be payable by each plot for maintenance of shared areas.

ENERGY PERFORMANCE RATINGS: Current: B83 Potential: A92

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

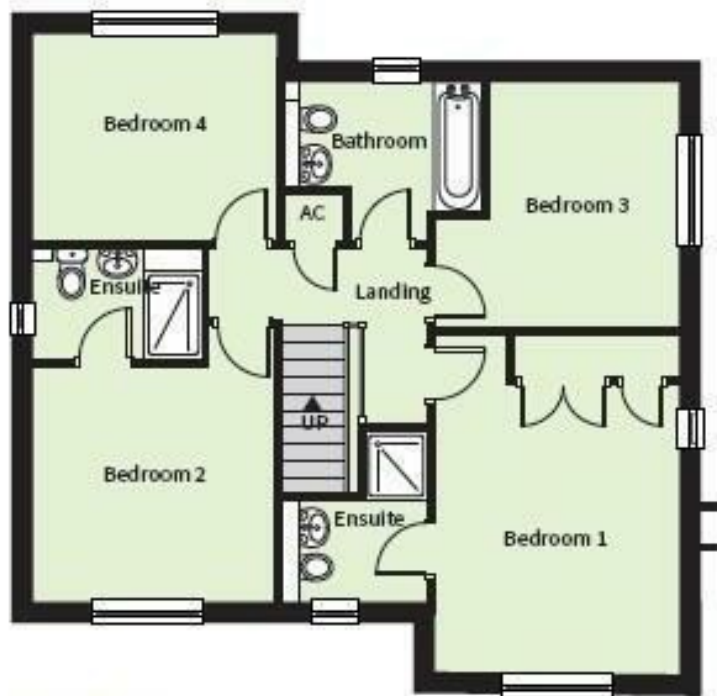
PRICE GUIDE

£600,000



Ground Floor

Living Room	4.62m x 3.42m (max)
	15' 2" x 11' 3" (max)
Kitchen/Dining/ Family Room	9.04m x 3.54m (max)
	30' 7" x 10' 12" (max)
Study	3.36m x 2.67m (max)
	11' 0" x 8' 9" (max)



First Floor

Bedroom 1	4.77m x 3.42m (max)	Bedroom 4	3.42m x 2.86m (max)
	15' 8" x 11' 3" (max)		11' 3" x 9' 5" (max)
Bedroom 2	3.39m x 3.30m (max)	Bathroom	2.82m x 1.87m (max)
	11' 1" x 10' 10" (max)		9' 3" x 6' 1" (max)
Bedroom 3	3.40m x 2.63m (max)		
	11' 2" x 8' 7" (max)		

Floorplans shown is Plot 7 layout, Plot 8 is mirror image.

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