



**Hedera House, Hawthorn Lane, Malvern,
Worcestershire, WR14 3LA**

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Hawthorn Lane, Malvern, WR14 3LA

A recently constructed property of 1829sq ft, finished with quality fittings and offering well proportioned accommodation. Located on the outskirts of Malvern, close to Peachfield Common, with country walks on the doorstep, yet only a few minutes drive to a wide range of facilities in Great Malvern and Barnards Green.

Hedra House has a quiet position with a South facing easily managed garden, a gravelled drive with turning area to the fore of the garage and accommodation comprising:- large reception hall with feature staircase window, guest cloakroom, fully opening double doors to through lounge with contemporary fireplace and to large dining kitchen with polished tiled floor, built in appliances including range cooker and kitchen island and French doors to the garden, separate utility with washing machine and tumble dryer, four bedrooms, the master with a large built in wardrobe and ensuite shower room plus separate family bathroom.

Viewing highly recommended to appreciate the quality and light and airy space of this unique home.



RECEPTION HALL

With stairs to first floor with large understairs cupboard, wood effect flooring, fully opening double oak doors to lounge and double glazed doors to dining kitchen. All the ground floor has under floor heating. Door to:

CLOAKROOM

Side aspect opaque double glazed window, WC, wash basin with cupboard under, fitted mirror, extractor fan.

LOUNGE 20'7" x 11'11" (6.29m x 3.64m)

Front aspect and rear aspect double glazed windows, contemporary fireplace with beamed mantle, concealed wiring and sockets for mounting a TV on the wall.

DINING KITCHEN 26'10" x 18'6" (8.2m x 5.64m)

Front aspect double glazed window, fitted units with quartz work surface, ceramic sink, Beko seven ring range cooker, integrated Bosch dishwasher, island with cupboards and breakfast bar, free

standing Beko fridge freezer, high gloss tiled floor, French doors and adjacent windows to rear garden.

Door to:

UTILITY 8'5" x 3'3" 239'6" (2.58m x 1.73m)

Side aspect double glazed window, rear aspect half double glazed door to the garden, wall mounted Worcester gas central heating boiler, matching utility units with ceramic sink, freestanding Bosch washing machine and tumble dryer, continuing tiled floor, extractor fan.

HALF LANDING

With feature floor to ceiling south facing window overlooking the garden.

FIRST FLOOR LANDING

With radiator and doors to:

BEDROOM ONE 17'7" x 17'6" (5.37m x 5.34m)

Front and side aspect double glazed windows, two radiators, large built in wardrobe. Door to:-

ENSUITE

Rear aspect opaque double glazed window, large shower with thermostatic rainfall and adjustable showers, extractor fan, WC, wash basin, cupboard with mirror and light, heated towel rail, tiled floor and half walls.

BEDROOM TWO 12'5" x 10'9" (3.8m x 3.28m)

Front aspect double glazed window, view of North Hill, radiator, loft hatch.

BEDROOM THREE 12'0" 8'9" (3.68m 2.67m)

Rear aspect double glazed window, open view towards fields, radiator.

BEDROOM FOUR 11'11" x 7'8" (3.65m x 2.36m)

Rear aspect double glazed window, open view towards fields, radiator.

BATHROOM

Front aspect opaque double glazed window, bath, wash basin with fitted cupboard under, mirror and light over, WC, shower with Mira Sport rainfall and adjustable showers, heated towel rail, tiled floor and half walls.

OUTSIDE

To the front of the property is a small area of lawn, fenced boundary, path to front door. Gravelled drive with parking and turning area to the fore of the detached garage. The house has external power sockets and tap. At the rear of the property, the garden is South facing and is lawned with shrubbed border and fenced boundary. Steps lead from the garden to the courtesy door to the garage.

GARAGE 17'10" x 14'0" (5.46m x 4.27m)

With electric roller door, lighting and courtesy door.

ASKING PRICE £750,000**DIRECTIONS**

From the office proceed down Church Street to Barnards Green. Go through the Barnards Green shopping area and straight on. Take the second right into Poolbrook Road and proceed along, going past the local shops on the right, the pub on the left. Go past the left turn to St Andrews Church and take the second left across the common and onto Hawthorne Lane. The property is on the right, a short distance up the lane.

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 gas, 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: TBC

ENERGY PERFORMANCE RATINGS: Current: B86 Potential: A93

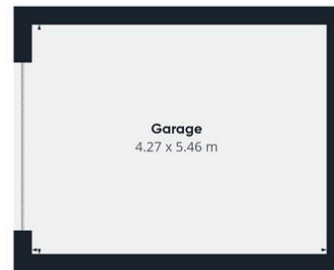
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

181.6 m²

Reduced headroom

0.2 m²

(1) Excluding balconies and terraces

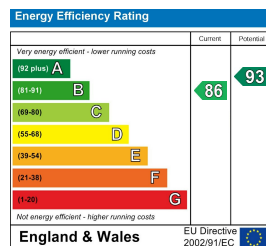
Reduced headroom

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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