



Oak Tree House, Hanley Swan, Worcestershire

G HERBERT
BANKS

EST. 1898

Oak Tree House,
Hanley Swan,
Worcestershire,
WR8 0DN

A substantial 1970's detached family home requiring some modernisation.

Situated in this prime south Worcestershire village.

- Entrance porch, cloakroom, reception hall, study, dining room, lounge, breakfast kitchen and utility room
- Four bedrooms, en-suite shower room and family bathroom
- Adjoining double garage
- In all about 2,198 sqft
- Block paved driveway with parking, good sized lawned garden.
- In all about 0.433 acre

Situation

Oak Tree House is situated in the centre of the highly regarded village of Hanley Swan. The village with its green and pond has a delightful church, village store and post office, junior school and public house. There is a senior school in the nearby village of Hanley Castle.

The village lies within a close proximity of Malvern which is overshadowed by its magnificent range of hills. This large town has a significant range of amenities including both junior and senior schools, a Waitrose supermarket, a renowned Theatre, spa and health club and a mainline railway connection to Worcester, Birmingham and London.

The Cathedral city of Worcester is about 9 miles distant. There is M5 motorway access via junctions 6 & 7 to the north and south of Worcester.

The surrounding unspoilt countryside provides many rewarding walks and countryside opportunities.

Description

This is a first-class opportunity to acquire a large family home requiring updating and modernisation. The accommodation is centrally heated, and many rooms are double glazed. The house stands well in a large central plot.

The accommodation is approached by a good-sized entrance porch with cloakroom off. Beyond this is a spacious reception hall leading to the study with fitted book shelving, decent dining room and through lounge with fireplace.

The breakfast kitchen has a range of wall and floor cabinets, electric hob, Bosch oven and dishwasher. Leading directly off the breakfast kitchen is a good sized utility room with cupboards, sink and washing machine.

The first floor is served by a central landing giving access to four bedrooms, two with wardrobes. The master has an en-suite shower room and there is also a family bathroom.

Outside

Oak Tree House is approached by a partially walled block paved driveway leading to a good sized turning area fronting the house.

There is an adjoining double garage with electronic up and over door and door to the house. Please note this garage has been reroofed by the present owners in the last 18 months.

The house is complimented by good sized lawned gardens to both the front and the rear of the property. On the front boundary there is a majestic oak tree and screening from the road.

Block paved/paved site access to the rear. The rear garden includes a full width paved patio leading onto a lawn with screening providing good privacy.

GENERAL INFORMATION

Agents Notes

EPC Rating

EPC Rating: E43

Potential: C77

Carried out: 10th December 2024

Services

Mains electricity, gas, drainage and water. Gas fired central heating.

Local Authority

Malvern Hills District
Council Tel: 01684 486 2151

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

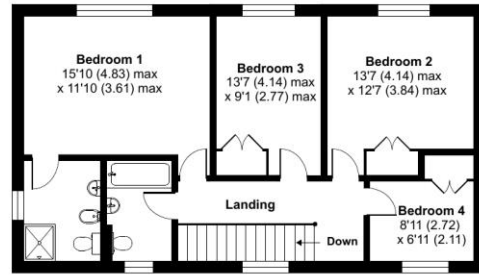
Directions

What3words: ///endlessly.anchorman.pony

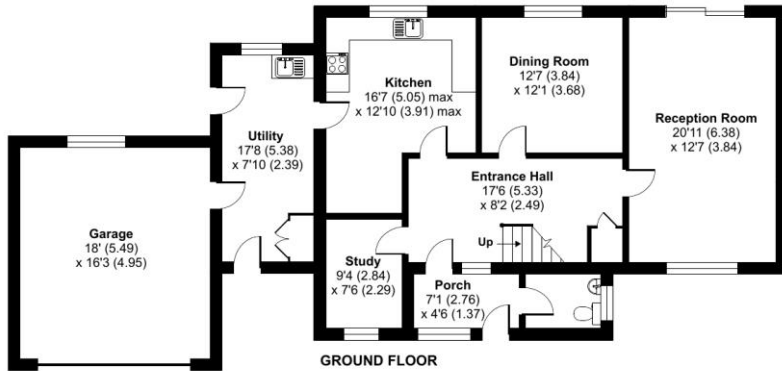
Hanley Swan, Worcester, WR8

Approximate Area = 2198 sq ft / 204.1 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for G Herbert Banks LLP. REF: 1220540



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

