



MONTANA

WR13 6DN



MONTANA, UPPER COLWALL WR13 6DN

Contemporary styling, magnificent views



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EPC

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Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

- Contemporary styling, magnificent views
- Situated on the western slopes of the Malvern Hills with breath-taking and far reaching views over Herefordshire towards the Brecon Beacons
- Spectacular 31' first-floor reception room with double sided fireplace, fully glazed on two sides with access to a balcony
- over 4,400 sq. ft. of beautifully appointed, contemporary interior design









SERVICES

Utilities – Mains electricity and water (metered) Ground source pump providing under floor heating and hot water

-Solar PV and Solar Thermal roof mounted panels

-Flood risk – Very Low (Less than 0.1% chance of a flood each year)

-Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider

-Internet connection - Ultrafast FTTP Broadband connection is available.
Located within the Malvern Hills AoNB

-Energy efficient and low running costs

-A public footpath crosses the property (not visible from the house)







LOCATION

Upper Colwall is on the Herefordshire–Worcestershire border. Occupying a glorious, elevated position in the lea of the Malvern Hills. The nearby village of Colwall caters to most day-to-day needs including a village shop and pharmacy, while the towns of Malvern and Ledbury about 4 miles away, offer a wider range of amenities.

Communications are excellent, with larger centres such as Cheltenham (26 miles), Worcester (12 miles), and London (145 miles) within easy reach. Regular train services to London Paddington are available from Malvern, with a journey time of approximately 2 hours and 30 minutes.

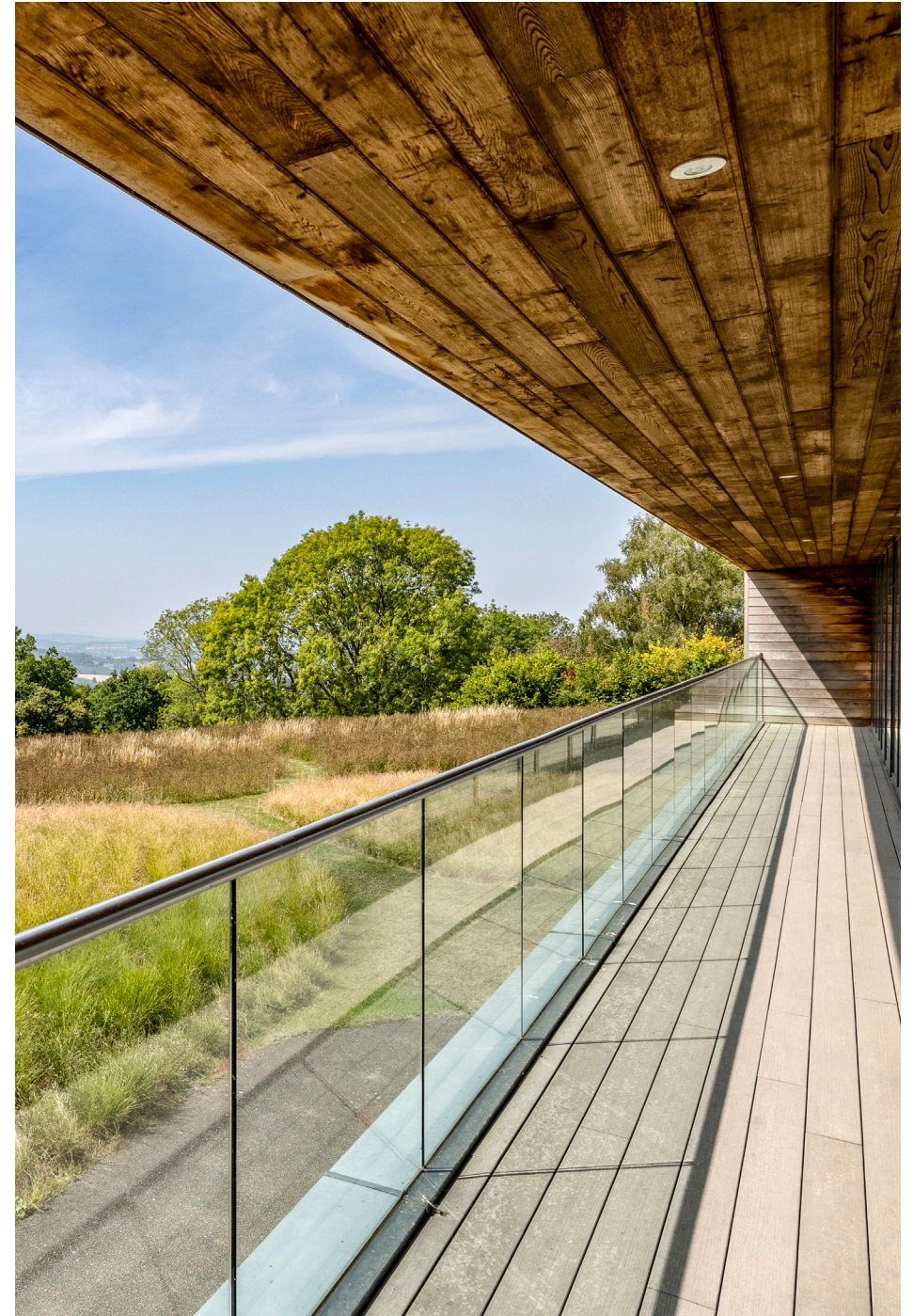
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GARDENS AND OUTSIDE

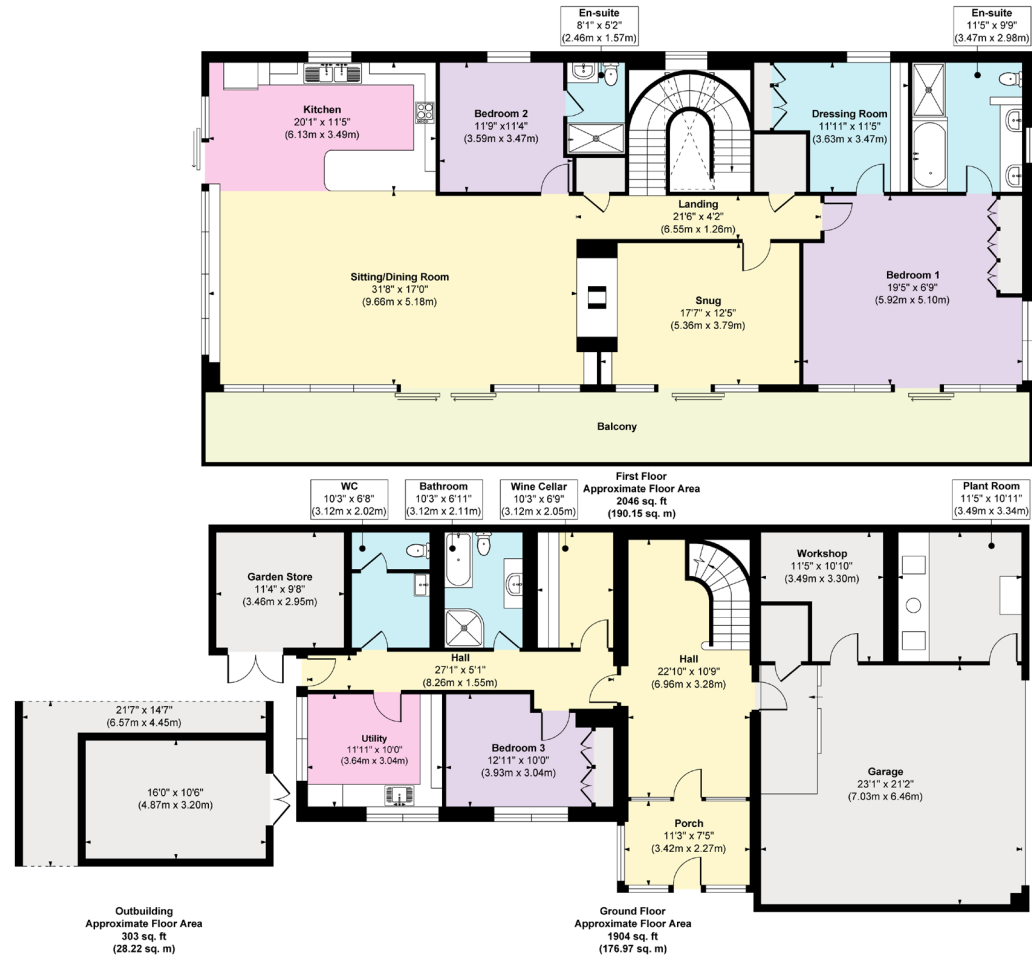
Landscaped gardens and grounds of about five acres including woodland and a wild-flower meadow.







Montana, Jubilee Drive, Upper Colwall, WR13 6DN



Approx. Gross Internal Floor Area

Main House = 3950 sq. ft / 367.12 sq. m

Garage = 489 sq. ft / 45.47sq. m

Outbuilding = 303 sq. ft / 28.22 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.
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We would be delighted
to tell you more.

Charles Probert

01905 723436

charles.probert@knightfrank.com

Knight Frank

Kingsway House, 40 Foregate Street

Worcester WR1 1EE

knightfrank.co.uk

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