CHASEWOOD HOUSE
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A striking contemporary house in a breathtaking hillside position with far reaching views

- Kitchen / Breakfast room
- Drawing room
- Dining room
- Family room
- Garden room
- Utility room
- Five bedrooms
- Four bathrooms
- Integral double garage

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- Garden room
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- Five bedrooms
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Self contained apartment – Kitchen
- Living room
- Two double bedrooms
- Two bathrooms
- Private garden

Colwall 1 mile • Great Malvern 2 miles • Worcester 10 miles
M5 (J7) 11 miles • Birmingham 37 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation

- Colwall is an attractive and well-serviced village in west Herefordshire. Its facilities include a station (with direct services to Birmingham and London Paddington), primary school, post office, grocery store, butcher, doctor’s surgery, several pubs and a hotel.

- Nearby Malvern is a thriving spa town well positioned for access to Worcester and the Birmingham conurbation, with easy access to the motorway network and a direct mainline train service to London Paddington. The Malvern Hills, an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, and has several excellent state and private schools. Furthermore, Malvern has good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

- More comprehensive facilities can be found in the thriving Cathedral city of Worcester, which caters for most needs. There are extensive shopping and recreational facilities including premiership rugby at Sixways, County cricket, and horse racing on the banks of the River Severn. There is excellent schooling nearby from both the private and state sectors including Malvern College and Malvern St James, The Royal Grammar School and The King’s School in Worcester, and The Elms and The Downs prep schools in Colwall. Trains run from both Malvern Stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

For sale freehold

- Chasewood House commands a truly spectacular position, close to the Worcestershire border and overlooking Colwall with views across Herefordshire and beyond.

- The house was built in 1990 and has been comprehensively refurbished by the current owners in recent years. The result is a stylish, spacious and easily managed house, finished to a high specification. The recent works included replacement of all the windows, facias, guttering and all internal doors as well as replacement kitchens and bathrooms.
The accommodation extends to well over 4,000 sq. ft. and is currently arranged as a five bedroom house on three levels and a self contained two bedroom apartment on the lower ground floor.

The main living space has superb views from the many picture windows. The kitchen/breakfast room opens into a glazed garden room on the west facing terrace. The principal reception rooms joined by large double doors also open into the garden room.

On the first floor the master bedroom suite has a dressing room and en suite shower room as well as a west facing balcony. There is also another double bedroom with en suite bathroom.

On the ground floor, apart from reception rooms, there is a family room/cinema room and a further bedroom and bathroom as well as access to the large integral double garage.

The lower ground floor contains a study, two more bedrooms and a bathroom.

The Annexe

The lower ground floor has a self contained annexe – with access via an external door and also from within the house. It is beautifully appointed with a fully equipped kitchen, two double bedrooms – both with en suite bathrooms and a large living space with doors opening onto a delightful west facing terrace and overlooking the garden. It would make superb staff or ancillary family accommodation and could generate extra income as a holiday let.

Garden

The garden slopes to the west affording far reaching views over Herefordshire countryside. There are many mature trees as well as shrub borders and a large expanse of lawn.

There is a paved parking and turning area at the bottom of the drive next to the house and garage.
Services
Mains Electricity and Water are connected to the property. Oil fired central heating. Private drainage via a septic tank.

Fixtures & fittings
All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

Local Authority
Malvern hills District Council, Tel: 01684 862151
Council Tax Band: H

Directions (WR13 6DL)
From Worcester take the A449 Malvern Road, passing through Powick and Newland. Stay on the A449 passing through Great Malvern and on to Wells Road. Take the right turn onto the B4218 signed Colwall. Go through the "Wyche Cutting" onto the west side of the hills and follow the road downhill. At the first hairpin bend to the right, turn left into Chase Road. Chasewood House can be found on the right after about ½ a mile.