



**Allan Morris**  
estate agents

**Cherry Tree Cottage, 3  
Suffield, Bransford,  
Worcester, WR6 5JE**

 **MAYFAIR**  
OFFICE GROUP



A beautifully presented and substantially extended property, offering an exceptional home of high-quality contemporary accommodation. The property has been thoughtfully redesigned to create a stylish and highly versatile family home, with a particular emphasis on modern family living and entertaining. A major feature is the impressive open-plan kitchen, dining and living space, which forms the heart of the home. Finished to a high standard, the contemporary kitchen incorporates integrated appliances, exposed brickwork, steel detailing and vaulted glazing add character and architectural interest. Bi-fold doors provide a seamless connection to the garden, creating an outstanding indoor/outdoor living environment.

The accommodation also includes a ground-floor bedroom, stylish shower room, snug and utility room, with three further bedrooms and an impressive contemporary family bathroom to the first floor. Outside, the large south-facing rear garden is a particular highlight, providing extensive space for entertaining, dining, relaxation and family enjoyment. Featuring patio and decked seating areas, raised planters, lawn, specimen planting, backing onto open fields and enjoying far-reaching views towards the Malvern Hills.

Further benefits include a large garage with power and lighting, offering excellent potential as a home office, gym or studio, together with a generous gravelled frontage providing parking for approximately seven to eight vehicles. An exceptional contemporary family home, combining character, quality and versatile accommodation with a truly impressive large garden and wonderful countryside views.

### **ENTRANCE**

Via a composite front door with a glazed panel and obscure-glazed side panel, opening into the reception hallway.

### **RECEPTION HALLWAY**

Side-facing obscure-glazed UPVC window, tiled wood-effect flooring, underfloor heating, oak staircase with glass balustrade leading to the first floor, contemporary-style radiator with wooden top, exposed brickwork, spotlighting and doors opening to:

### **SHOWER ROOM 7'4" x 6'8" (2.25m x 2.04m)**

Contemporary shower room comprising a glass-enclosed shower with electric shower, tiled walls, inset washbasin and low-level WC, heated towel rail, recessed mirrors with spotlighting, light tube and extractor fan.

### **GROUND FLOOR BEDROOM FOUR 11'3" x 11'5" (3.45m x 3.49m)**

Front-facing UPVC window with fitted shutters, radiator, spotlighting and recessed fireplace

### **SNUG 11'9" x 11'10" (3.59m x 3.63m)**

Front-facing UPVC double-glazed window with fitted shutters, recessed fireplace with cast-iron wood burner and slate hearth, wood-effect flooring, exposed ceiling beams, exposed brickwork, and television and broadband connection points.

### **OPEN-PLAN KITCHEN / DINING / FAMILY LIVING SPACE 26'9" x 22'4" (8.16m x 6.82m)**

A superbly appointed open-plan kitchen, dining and living space, thoughtfully designed to provide a stylish and highly sociable heart of the home. The contemporary kitchen features a range of sleek, dark cabinetry complemented by a striking quartz-effect worktop and a substantial central island with inset sink and breakfast bar seating. Integrated appliances include twin ovens, induction hob and space for a large American-style fridge/freezer. The exposed brick walls and substantial steel beam add character and contrast beautifully with the contemporary finishes, while a series of pendant lights and recessed spotlights provide stylish lighting.

The generous living area is naturally connected to the kitchen and dining spaces, creating an excellent environment for both everyday family life and entertaining. Large bi-fold doors open directly onto the rear garden, providing an impressive connection between the interior and outside space, while the glazed roof lantern/skylight floods the room with natural light. The bi-fold doors have electrically operated blinds included. The combination of exposed brickwork, contemporary cabinetry, extensive glazing and generous proportions gives this exceptional room a distinctive blend of character and modern living.

### **UTILITY ROOM 6'1" x 10'2" (1.87m x 3.11m)**

Side-facing UPVC window and rear-facing UPVC door providing access to the courtyard area. Range of base-level units with wood-effect worktop, inset one-and-a-half-bowl sink and drainer with mixer tap, plumbing for washing machine and tumble dryer, and a cupboard housing the Worcester gas combination boiler and underfloor-heating manifold. Tiled flooring and electrical consumer unit.

### FIRST FLOOR - LANDING

Light and spacious landing with feature rear-facing narrow window, together with a skylight providing additional natural light. Oak and glass balustrade, radiator with wooden top and doors opening to:

### BEDROOM ONE 10'10" x 18'1" (3.31m x 5.52m)

Triple-aspect bedroom with rear-facing double-glazed windows overlooking the garden with electric blinds, with windows to either side providing outstanding views towards the Malvern Hills across the surrounding farmland. Radiator, access to useful storage space and additional storage recess.

### BATHROOM 10'9" x 11'1" (3.29m x 3.40m)

A stylish and contemporary bathroom combining industrial-inspired finishes with warm, natural touches. The vaulted ceiling, dark grey tiling and contrasting black fittings create a striking modern aesthetic, complemented by a distinctive triangular feature window and rooflight which flood the room with natural light. With high-level side-facing window and rear-facing UPVC-style window. Freestanding Jacuzzi bath with mixer tap and shower attachment, wet-room-style shower with rainfall shower head and recessed storage, low-level WC with concealed cistern, vanity unit with twin washbasins and storage beneath, tiled walls and floor, extractor fan and three heated towel rails.

### BEDROOM TWO 10'9" x 13'10" (3.28m x 4.22m)

Dual-aspect bedroom with large rear-facing UPVC window and additional front-facing UPVC double-glazed window. Contemporary radiator, access to storage space, feature vaulted ceiling and spotlighting.

### BEDROOM THREE 11'5" x 11'5" (3.49m x 3.50m)

Side-facing window and radiator.

### FRONTAGE AND PARKING

The property benefits from a very large frontage, laid predominantly to stone-chip gravel, providing ample parking for approximately seven to eight cars, together with access to the garage and gated pedestrian access to the rear garden. The area in front of the entrance is block-paved, while the frontage around the entrance is enclosed by hedging and fencing and benefits from exterior lighting and security cameras.

### GARAGE 12'7" x 24'8" (3.84m x 7.53m)

The garage has an electrically operated, remote controlled and alarmed roller door to the front and double UPVC patio doors opening to the rear courtyard area, which in turn has double gates providing access to the rear garden.

The garage benefits from power and lighting and offers excellent versatility, built to building regulation standard, with potential for use as a studio, home office, gym or similar space. There is also an additional side-facing pedestrian door and LED lighting.

### REAR GARDEN

A real highlight of the property is the south-facing rear garden and its generous size. The garden initially provides a south facing terraced patio seating area accessed via the bi-fold doors, creating a superb inside/outside living space. Beyond this is a further decked area with raised planters and fence screening. The garden then extends away from the property, being principally laid to lawn with specimen tree planting and enclosed by fencing. There is also a large timber garden shed, additional raised planters and further seating areas, together with a railway-sleeper-built vegetable patch. At the far end, the property backs onto open fields and enjoys fine views towards the Malvern Hills in the distance.

### DIRECTIONS

From Malvern head north towards the village of Leigh Sinton. At the intersection with the main road turn right in the direction of Worcester and Cherry Tree Cottage will be found after 1/2 of a mile on your right hand side. For more details or to book a viewing, please call our Malvern Office on 01684 561411.

### what3words

///handbook.node.simply

### ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

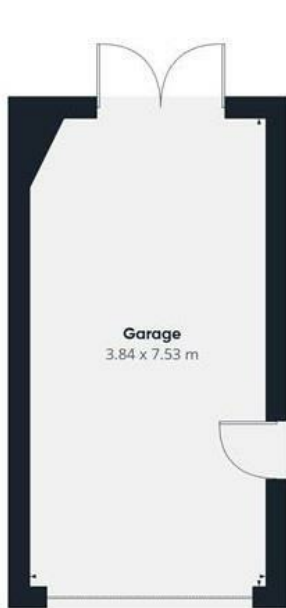
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: F

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

**ASKING PRICE - £575,000**



Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

Allan Morris

Approximate total area<sup>(1)</sup>

199 m<sup>2</sup>

Reduced headroom

7.9 m<sup>2</sup>

(1) Excluding balconies and terraces

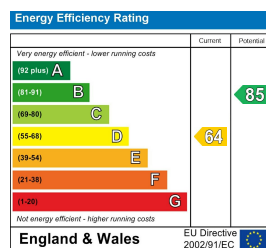
Reduced headroom

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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