

THE MODERN HOUSE



*Herefordshire
Sold*

Mathon

This outstanding split level 'eco' house is situated in a large and private plot of land (approximately 2.14 acres in all) in a rural location on the edge of the village of Mathon on the Herefordshire / Worcestershire borders. Designed by Architype, arguably the country's leading practice for sustainable architecture, it is largely built from timber and benefits from the careful incorporation of numerous energy efficient features.

Accommodation includes four bedrooms, three of which incorporate mezzanine areas which could serve as extra bedroom space, study areas or put to other uses. Two of the bedrooms have en suite bathrooms (the master bedroom also has a dressing area) and there is also a family bathroom. All the bedrooms are to the left as you enter the entrance hall, whilst there is large open plan living / kitchen / dining room to the right. This wonderfully light and airy space is largely double-height and has beautiful south-facing views across the gardens through full-height glazing. It has oak flooring throughout. There is a utility room and WC off this main space.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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The house is reached via a private drive that leads to a parking area and gardens with a pond at the front of the house. A garage block can also be found at the front of the house. The majority of the land (approximately 2.14 acres) sits at the rear of the house. A beautiful area of lawned garden and orchard with productive fruit trees leads to an adjoining paddock. The gardens and paddock have fine views across open countryside and to the Malvern Hills beyond.

Mathon is a peaceful village in the countryside close to the Herefordshire / Worcestershire border. The nearby larger villages of Colwall and Cradley have a range of facilities including highly regarded schools. Further services are available at Great Malvern which has a range of shopping, dining and cultural opportunities. Cheltenham and Worcester are the closest larger towns. A railway service runs from Colwall to Birmingham with journey times of just over an hour. London Euston can be reached by train (via Birmingham) from Colwall in under three hours.

*Midlands
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.