



The Orchard 116 West Malvern Road

Malvern, WR14 4NB

Guide Price £535,000



The Orchard 116 West Malvern Road

Malvern, WR14 4NB

Guide Price £535,000



Denny & Salmond are pleased to offer for sale this characterful five-bedroom detached house boasting captivating views across an AONB and the West Malvern Bluebell fields. This attractive family home has been beautifully refurbished by its current owners to an excellent standard.

The Orchard, briefly comprises an entrance vestibule, refitted kitchen, light and airy living room with patio doors to the raised decked seating area, dining room, home office and cloakroom. To the first floor are two double bedrooms, along with a family bathroom, whilst the remaining three double bedrooms, including the master suite boasting a luxurious ensuite and dressing area, are located on the lower ground floor.

This home further benefits from gas fired central heating from a recently installed Worcester Bosch combination boiler, off road parking, generous gardens and breath-taking views. An internal viewing is strongly advised to appreciate this versatile property.

Entrance Vestibule

A hardwood door opens in to the Entrance Vestibule with tiled flooring, leading onto the Entrance Hall. With shelving and hooks, perfect for storing shoes and coats.

Entrance Hall

With engineered oak flooring throughout the ground floor, access to the Dining Room and Kitchen. Staircase rising to the First Floor and descending to the Lower Ground Floor. Double glazed sash window to the rear aspect.

Kitchen Breakfast Room

12'8" x 11'4" (3.87m x 3.47m)

Fitted with base level cream coloured units with a wooden work surfaces above and a central island with storage, ceramic sink unit with drainer and mixer tap and pendant lighting over. Five ring gas hob with glass splash back and extractor above and eye level double electric oven. Engineered oak flooring.

A particular feature is the level of light in this room with two double glazed replacement sash windows to the rear aspect providing stunning views across open countryside towards Herefordshire.

Sitting Room

16'10" x 12'1" (5.14m x 3.70m)

A generous size room with an open fire, tiled hearth and wooden surround. Ornate radiator, double glazed sash windows to the side aspect and double glazed sliding door opening out to the raised decked seating area, perfect for enjoying the sunsets with a glass of wine.

Study

8'3" x 3'9" (2.51m x 1.14m)

Double glazed sash window to the front aspect, ornate radiator and shelving.

Cloakroom

Fitted with a white low level WC and wall mounted wash hand basin, half height tiling to the walls and tiled flooring. Chrome wall mounted heated towel rail and extractor fan.

Dining Room

12'8" x 10'4" (3.87 x 3.15)

A light and airy room two double glazed replacement sash windows to the rear aspect providing stunning views across open countryside towards Herefordshire. Engineered oak flooring, cupboard housing wall mounted Worcester Bosch combination boiler. A further double pantry cupboard with shelving.

First Floor Landing

Doors to all rooms and double glazed window to the rear aspect.

Bedroom Four

12'9" x 11'3" (3.91 x 3.45)

Double glazed window to both the front and rear aspects, radiator.

Bedroom Five

12'9" x 10'4" (3.91 x 3.16)

Double glazed window to both the front and rear aspects, radiator.

Family Bathroom

Fitted with a white suite, comprising of concealed low level WC and pedestal wash hand basin, inset into vanity unit with storage cupboard below and double cupboard above. Shaped bath with shower over and curved shower screen. Extensive tiling to the walls and double glazed window to the front aspect.

Lower Ground Floor

From the Ground Floor level an open balustrade staircase leads down to the Lower Ground Floor. Double glazed door leading out to the garden, ornate radiator and engineered oak flooring. Doors to the master bedroom and bedroom three.

Master Bedroom

11'11" x 10'4" (3.65 x 3.17)

Double glazed window to the rear aspect, enjoying stunning views. Ornate radiator, door to bedroom two and opening leading to:

En Suite Dressing Room/Walk in wardrobe

With hanging rail and door to:

Tel: 01684 561866

En Suite Shower Room

A substantial walk in shower with a mains shower, with a rainfall shower head and further hand held shower attachment. Fixed shower screen and coordinating tiling to the wall and floor. Low flush WC and pedestal wash hand basin. Chrome heated towel rail.

Bedroom Two

17'0" x 10'9" (5.20 x 3.30)

A light and airy room with double glazed door, leading out to the patio area. Double glazed window to the side aspect. Single radiator.

Bedroom Three

11'11" x 9'6" (3.64 x 2.92)

Double glazed window to the rear aspect, enjoying views over the garden and beyond. Double radiator and door to.

En Suite WC

Fitted with a white suite comprising, low flush WC and oval wash hand basin with mixer tap inset to a vanity unit with cupboard below.

Outside

To the front of the property there is hard standing for two cars and gated side access that leads to the rear gardens.

Accessed from the Sitting Room, there is a generous decked entertaining area, enjoying the most amazing views and steps that lead down to the lawned garden. Access to the garden can also be gained from the lower ground floor level. There is a graveled patio area enclosed with picket fencing and access to the two storage cupboards below the decked entertaining area. From this space there is gated access and pathway that leads down to the lawned gardens. Set on two levels with a wildlife pond, apple trees and a wooden constructed tree house.

Council Tax Band

We understand that this property is council tax band F.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.



Road Map



Hybrid Map



Terrain Map



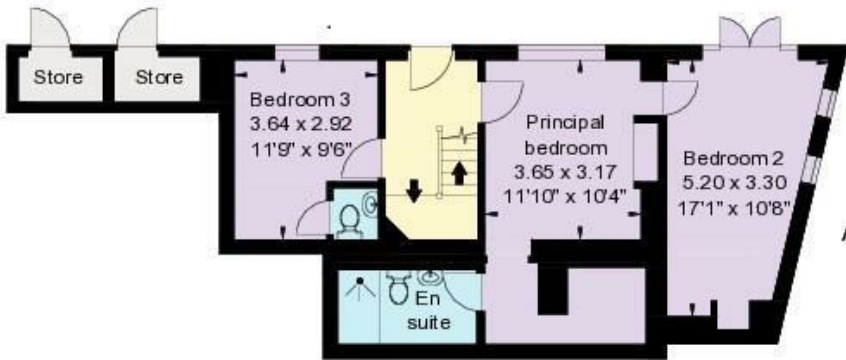
Floor Plan



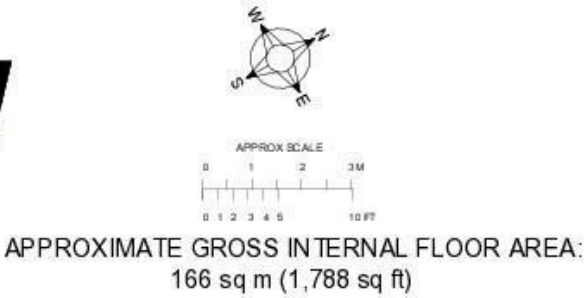
Ground Floor



First Floor



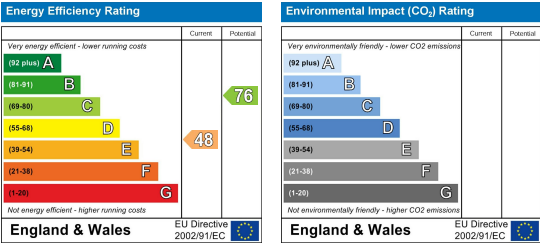
Lower Ground Floor



Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.