Roebuck House, 41 Madresfield Road, Malvern, Worcestershire, WR14 2BN

Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

41 Madresfield Road, Malvern, WR14 2BN

REOPENED FOR VIEWING!
A very handsome 1925, red brick, detached residence with Art Deco features, situated on a generous plot with outstanding views from the house and gardens to the Malvern Hills. The property comprises; large entrance hallway, sitting room with views, large dining room kitchen opening to garden breakfast room also with views of the hills, utility room, pantry, workshop, storeroom, cloakroom, first floor landing, four double bedrooms, one with kitchenette facilities, shower room, family bathroom, former fifth bedroom with staircase leading up to converted loft. The property also has an advanced 12 zone central heating system. Outside, the property has a large gravel driveway to the front and to the side of the property with ample parking for 7 to 8 cars, and a garden that wraps around the property, being mainly flat, landscaped and immaculately presented, with the most outstanding view of the Malvern Hills. This is a unique property and opportunity and we highly recommend an early viewing to appreciate the position spacious accommodation delightful gardens and outstanding view on offer with this delightful family home. No Chain.

ENTRANCE HALLWAY 7'8" x 24'11" (2.36m x 7.60m)
Beautiful period front door with matching side glass panels all with decorative stained glass details, opens to hallway with stairs to first floor with original staircase and balustrade, decorative tiled flooring, understairs storage cupboard, doors to:

SITTING ROOM 14'11" 15'10" (4.56m 4.83m)
Dual aspects with front facing sash bay window and additional side facing sash window, period fireplace with decorative tiles, two radiators, decorative coving and picture rail.

DINING ROOM 14'10" x 17'10" (4.54m x 5.46m)
Dual aspects with front facing sash bay window, rear facing/window, decorative tiled fireplace and surrounds with open fire, stripped wooden floorboards, two radiators.

DOWNSTAIRS WC 5'11" x 4'10" (1.81m x 1.48m)
Side facing obscured window, low level WC, wash basin, radiator, double cloaks cupboard

INNER HALLWAY

KITCHEN 11'2" x 11'8" (3.42m x 3.58m)
Access from rear hallway, the kitchen has a side facing/window and door opening and overlooking the gardens, range of oak eye and base level units, worktop including breakfast bar with inset sink and drainer units, inset gas hob set into original period fireplace, electric oven and microwave, space for dishwasher, tiled floor, radiator, door to;

BREAKFAST ROOM 14'11" x 11'11" (4.56m x 3.64m)
Side facing/window with view of The Malvern Hills and garden, tiled fireplace, tiled floor, radiator, original working servants bells.

PANTRY 10'11" x 3'11" (3.35m x 1.20m)
Side facing window, fitted shelves, original slate cold-slab door to;

WORKSHOP 7'0" x 6'9" (2.15m x 2.07m)
Rear facing window, radiator, shelving.

REAR HALLWAY AND STORE
Wooden rear access door, doorway to the store with rear facing window.

UTILITY ROOM 10'2" x 6'8" (3.10m x 2.05m)
Side facing window sink units, plumbing for washing machine, wall mounted gas central heating boiler.

FIRST FLOOR LANDING
Generous landing with front facing double glazed sash window, continued wooden banister, doors to:

BEDROOM ONE 14'11" x 15'10" (4.55m x 4.85m)
Dual aspects with front and side facing/windows, outstanding views of the Malvern Hills, two radiators, period tiled fireplace.

BEDROOM TWO 14'10" x 17'10" (4.54m x 5.44m)
Aspect with front and rear facing/windows, double glazed at the front, period fireplace, kitchenette area situated in the rear of the room with sink and electric hob, radiator.

BEDROOM THREE 14'11" x 11'10" (4.56m x 3.63m)
Side facing sash window with view of the Malvern Hills, radiator, period fireplace with tiled surrounds.

BEDROOM FOUR 11'3" x 11'8" (3.45m x 3.58m)
Side Facing with view of Malvern Hills, radiator, period bedroom fireplace (closed).

FAMILY BATHROOM 10'9" x 9'8" (3.30m x 2.95m)
Side facing part obscured sash window, panel corner style bath, low-level WC, recessed shower cubicle, vanity unit with inset wash basin, heated towel rail, radiator, airing cupboard with fitted shelving and hot water cylinder.

SHOWER ROOM 5'11" x 6'7" (1.82m x 2.03m)
Two side facing obscured sash windows, corner shower cubicle, low-level WC, wash basin, tiled walls and floor, illuminated mirror, heated towel rail.

STAIRS TO SECOND FLOOR/LOFT ROOM

LOFT ROOM 12'3" x 11'6" (3.75m x 3.51m)
Converted loft space with side facing Velux window with outstanding view, split level with some restricted head height ideal for storage, study, children’s playroom. Radiator and lights.

OUTSIDE
Gated frontage to stone chippings which provide off-road parking for 7 to 8 cars to the side and to the front of the property, enclosed by wall, with lawn and established planting, path to front door, canopy porch over front door, gated side access to garden.

GARDENS AND VIEWS
Enclosed by high wall for privacy and enjoying a superb view of the Malvern Hills, laid mostly to a well cut flat lawn with patio seating area and well established shrub, herbaceous, flowering borders with additional points of interest and seating areas, including automatic watering system and electric robot lawnmower which are available by negotiation, outside tap.

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. The property has an advanced 12 zone central heating system with motorised valves on all radiators. 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.

DIRECTIONS
From the Malvern Office of Allan Morris, proceed down Church Street and through the traffic lights. Take the fourth turning on the left into Madresfield Road and no. 41 can be found on the left hand side, just after the intersection of Greenhill Drive. For more details please contact our Malvern office on 01684 561411.

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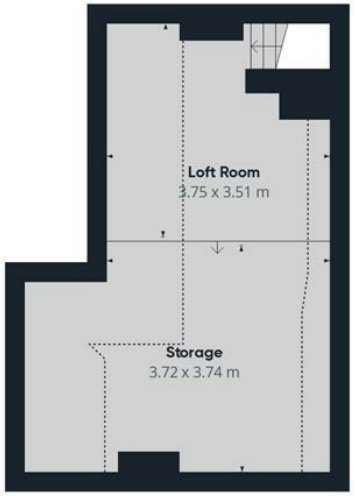
ASKING PRICE - £735,000

Ground Floor

Floor 2



Approximate total area[1]

257.9 m²

Reduced headroom

15.1 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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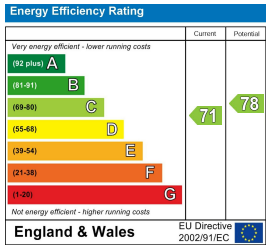

Material Information Report

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