



**Allan Morris**  
estate agents

**3, St. James Drive, Great Malvern,  
WR14 2UD**

 **MAYFAIR**  
OFFICE GROUP



# St. James Drive, Great Malvern, WR14 2UD

An outstanding, fully refurbished and extended detached modern home set in a south facing landscaped plot of over a third of an acre for sale with no onward chain. The architect designed property was taken back to the brickwork, redesigned and rebuilt to create a stunning home providing over 2100 square feet of exceptional accommodation. The refurbishment has included a full rewire and replumb, bespoke Roundhouse kitchen with Miele appliances, new steel roof and trusses giving a fully insulated loft space, external wall insulation, triple glazing, air source heat pump and solar panels, mechanical ventilation and heat recovery system, landscaped gardens designed by award winning Chris Beardshaw, providing interest and colour throughout the year. The versatile layout comprises of entrance hall, sitting room, study, 29 foot dining kitchen with doors which open to a large terrace with electric remote awning, home office/hobbies room, boot room, ground floor shower room, plant room, main bedroom with built in fitted wardrobes and luxurious ensuite, three further bedroom, main bathroom, large walk in store room with potential for additional ensuite and dressing room. There is plenty of parking with a long driveway, double garage and electric car charging point. Situated at the head of a sought after cul-de-sac in Great Malvern, with excellent access to the town viewing is a must to appreciate the attention to detail that has gone into this beautiful modern home.

## ENTRANCE HALL

Access via obscure glass secure metal fronted door with finger print keyless access, two ceiling light points, smoke alarm, radiator, oak banister and stairs to first floor with bespoke carved doormouse detail at the bottom of the stairs and staircase lighting, Amtico wood effect flooring, solid oak doors to:

## SITTING ROOM 12'10" x 12'4" (3.93m x 3.77m)

Four full height windows overlooking the landscaped front garden, recessed ceiling downlights, a wide range of bespoke fitted library shelving and storage cupboards with TV display area, two contemporary radiators, Amtico wood effect flooring.

## STUDY 9'3" x 9'1" (2.83m x 2.79m)

Recessed ceiling downlights, contemporary vertical radiator, continuing Amtico effect flooring.

## DINING KITCHEN 29'6" x 12'1" narrowing to 9'9" (9.01m x 3.69m narrowing to 2.98m)

Rear aspect triple glazed sliding doors giving access to paved rear garden terrace with plenty of space for table and chairs and outside dining. Roundhouse kitchen comprising of a matching range of floor and full height floor to ceiling units with a contrasting central



Island with a porcelain work surface with lights over and twin inset stainless steel sink unit with mixer tap over, twin integral double ovens, bespoke open and retract barista breakfast cupboard, integral full height fridge, integral dishwasher, bin drawer, central island with induction hob with integrated extractor, further range of contracting cupboards and drawers. Dining area with the space for a large dining table, Amtico effect flooring, doors to:

## HOME OFFICE / HOBBIES ROOM 11'0" x 7'10" (3.37m x 2.41m)

Triple glazed window overlooking landscaped rear garden, recess ceiling downlights, contemporary vertical radiator, wide range of bespoke fitted storage cupboards and drawers and a marble effect worktop, Amtico effect flooring.

## UTILITY 15'3" x 3'10" (4.67m x 1.19m)

Recessed ceiling downlights, smoke alarm, range of floor and wall mounted storage units, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, large walk-in store cupboard, contemporary vertical radiator, door to boot room and garage, open plan to;

## REAR HALL

Glazed door to landscaped rear garden, space for tall fridge freezer, bespoke rear floor matting, door to:

**GROUND FLOOR WET ROOM 7'9" x 6'5" max (2.38m x 1.98m max)**

Rear aspect obscure glass window, recessed ceiling downlights ,extractor, wet room comprising a walk-in shower area with rainfall and body showers, glass screen to side, floating wash hand basin with storage drawers below, push flush WC, heated chrome towel rail, tiled walls and floor.

**BOOT ROOM 9'9" x 6'6" plus recess (2.98m x 1.99m plus recess)**

Accessed via obscure glass door from the front drive with matching window to side, recessed ceiling downlights fitted bespoke laundry cupboard or storage cupboard with pull-out shelving, additional wall mounted storage cupboard, space for appliances, vertical radiator, space for coats, door into utility.

**PLANT ROOM 8'8" x 4'2" (2.65m x 1.28m)**

Accessed internally form the garage, hot water cylinder, power point, providing useful additional storage.

**FIRST FLOOR LANDING**

Full height window overlooking the landscaped front garden, ceiling light point over the stairs, three further light ceiling points, recess ceiling downlights, bespoke metal and glass balustrade, contemporary vertical radiator, built-in laundry cupboard with slatted shelving, solid oak doors to:

**MAIN BEDROOM**

Fantastic full height windows overlooking the landscaped front garden, recessed ceiling downlights, wide range of bespoke fitted bedroom furniture, including wardrobes drawers and overhead cupboards, contemporary vertical radiator, door to:

**EN-SUITE BATHROOM 10'4" x 10'0" (3.16m x 3.06m)**

Rear aspect double glazed window overlooking the south-facing landscaped garden, recessed ceiling downlights, extractor, luxurious suite comprising: double ended bath with mixer tap and hand held shower, large walk-in shower with rainfall and body showers, corian wash hand basin with storage drawer below, push flush hidden cistern WC, bespoke wall mounted storage unit, heated towel rail, porcelain floor tiles with underfloor heating.

**BEDROOM TWO 16'7" plus dormer recess x 11'8" (5.07m plus dormer recess x 3.58m)**

Ceiling light points, extractor, twin rear aspect double glazed sky light, Velux sky lights with fitted blinds, contemporary vertical radiator, door to:

**DRESSING ROOM/STORE ROOM**

Ceiling light point, room offers excellent potential for bespoke walk-in dressing room, potential for ensuite

**BEDROOM THREE 9'10" x 9'4" (3m x 2.85m)**

Back window overlooking south-facing landscaped rear garden, recessed ceiling downlights, contemporary wall mounted vertical radiator.

**BEDROOM FOUR/HOME OFFICE 9'3" x 6'1" (2.83m x 1.87m)**

Fantastic triple glazed window overlooking the landscaped front garden, ceiling light point, contemporary vertical radiator, being currently used as a dressing room.

**MAIN BATHROOM 7'11" x 6'5" (2.43m x 1.97m)**

Rear aspect window overlooking the garden, recessed ceiling downlights, extractor, contemporary white suite comprising: double-ended bath with rainfall and body shower over and glass screen to side, floating wash hand basin and drawers below, push flush WC, heated towel rail, part tiled walls, porcelain floor tiles with underfloor heating.

**GARDENS**

The property sits in a landscaped plot of over a third of an acre. The south facing garden was designed by renowned Chelsea Gold Medal winning garden designer, Chris Beardshaw and planting by Leaf Creative, featuring a comprehensive planting scheme, a spinney of Silver Birch and specimen shrubs under-planted with large drifts, water fountain feature pooling into a rill, which runs in front of the detached studio. A large porcelain tiled terrace accessed from the kitchen has a wide remote operated awning with lighting and makes the most of the view towards the Malvern Hills. Steps to the rear of the garden, gate with access to Albert Road North.

**GARAGE 24'4" x 11'3" (7.44m x 3.45m)**

Front aspect and remote control electrically operated panel door, two ceiling light points, power points, door to rear hall:

**GARDEN STUDIO 17'0" x 8'9" (5.19m x 2.69m )**

Detached bespoke garden office/studio, fully insulated, power, light and internet connectivity. Doors open terrace incorporating the water feature and rill.

**DIRECTIONS**

From the Allan Morris in Great Malvern office proceed down Church Street and turn left at the traffic lights onto Graham Road. Take the second right and immediately fork left into St James Road, continue to the bottom of the road turning right into St James Drive at the bottom. The property can be found at the head of the cul-de-sac on the left hand side.

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**PLANNING PERMISSION**

There is full planning permission to create more space above the garage. Ref: M/25/00598/HP. Full details are available from the office if required.

**AGENTS NOTE**

St James Drive is a private, unadopted, no through road. The property is responsible for one fifth of any maintenance cost.

**ADDITIONAL INFORMATION**

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

FIXTURES AND FITTINGS: Flooring, light fittings, blinds and curtains are included. Other items not contained within the details maybe available by separate negotiation.

SERVICES: Mains electricity, water and drainage are connected. Heating is via an air source heat pump,backed with solar panels, and a mechanical ventilation and heat recovery system. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

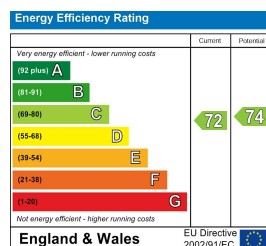
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

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 £900,000**



## EPC



## Material Information Report

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