



**Allan Morris**  
estate agents

Little Orchard, 164 Upper Welland Road,  
Malvern, WR14 4LA

 **MAYFAIR**  
OFFICE GROUP

A very attractive, highly individual and well proportioned home, which has a secluded location and large plot within the popular village. The property has large private garden plot surrounding the house with a parking area to the fore, lawns and orchard, plus a detached double garage/potential annexe. The accommodation comprises:- ground floor with bamboo flooring and zoned underfloor heating, sitting room with contemporary open fireplace, bi-fold doors to large conservatory, family room/study, dining room with log burner open plan through to large kitchen with integrated appliances and a large utility/boot room. To the first floor is a galleried landing, four good double bedrooms plus a family bathroom. The double garage has a first floor that could be utilised as a home office. The property has been thoughtfully designed with energy saving in mind and includes; solar panels reducing energy consumption and costs, rainwater harvesting system for the bathrooms and washing machine, hardwood double glazed windows, solid walls with extra insulation and oil fired central heating. We highly recommend viewing this property to appreciate the wonderful plot, secluded position, build quality and finish.



## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

## ENTRANCE

Wooden front door with two side double glazed windows.

## HALLWAY 8'2" x 18'10" (2.49m x 5.76m)

Partially vaulted to Landing, staircase leads to first floor, with understairs storage/utility cupboard housing electronic media and underfloor heating controls, telephone point, bamboo floor with underfloor heating, door to:

## SHOWER ROOM 8'2" x 6'3" (2.49m x 1.92m )

Rear facing double glazed window, corner shower cubicle, low level WC wash basin, tiled floor, heated towel rail.

## SITTING ROOM 25'9" x 12'6" (7.85m x 3.83m )

Dual aspect with double glazed front and side facing windows and triple bi-fold doors open to Conservatory, recessed wood burner, bamboo floor, integrated audio and media cabinet space, underfloor heating door to:

## CONSERVATORY 11'6" x 11'4" (3.51m x 3.47m )

Double glazed and low wall construction, tiled floor with underfloor heating, high level window openings and double doors open to garden.

## FAMILY/GAMES ROOM 15'6" x 9'6" (4.73m x 2.91m)

Dual aspect with feature front facing circular window and rear facing double French patio doors to garden, continued bamboo floor with underfloor heating, access to loft space.

### **OPEN PLAN DINING KITCHEN 32'6" x 12'8" (9.93m x 3.87m)**

Dual aspect with front, rear and side aspect double glazed windows as well as a side aspect double glazed door opening to garden. Range of fitted kitchen units and worktops with inset Franke sink and drainer with mixer tap, space for range cooker with extractor over, space for American style fridge freezer, integrated dishwasher, space for further appliances such as a wine fridge. The dining area has a cast iron wood burner with brick-built hearth and TV point, tiled floor with underfloor heating throughout, range of wall and ceiling light points, door to:

### **UTILITY 11'5" x 7'8" (3.49m x 2.34 )**

Rear facing double glazed window and door opening to garden. Matching range of fitted units, inset Belfast sink, space and plumbing for washing machine and tumble dryer, oil-fired boiler, loft access, underfloor heating.

### **FIRST FLOOR LANDING 16'7" x 8'0" (5.06m x 2.44m)**

Front aspect Velux roof window, wooden spindle banister, doors to:

### **BEDROOM ONE 18'9" x 12'6" (5.72m x 3.83m)**

Rear facing double glazed window, radiator, TV and audio connection, wall and ceiling lighting.

### **BEDROOM TWO 13'3" x 12'7" (4.04m x 3.84m )**

Front facing double glazed window, view of frontage and Malvern Hills, radiator.

### **BEDROOM THREE 12'7" x 12'6" (3.86m x 3.82m )**

Front facing double glazed window, radiator, telephone point, loft access.

### **BEDROOM FOUR 12'7" x 12'6" (3.84m x 3.83m )**

Rear facing double glazed window, radiator, TV and audio connection.

### **FAMILY BATHROOM 8'2" x 6'3" (2.49m x 1.91m )**

Rear aspect Velux roof window, P-shape bath with glass screen and mixer attachment over, low level WC basin, heated towel rail, tiling and wooden panelled walls, wall and ceiling lights.

### **DOUBLE GARAGE**

With twin vehicle door to the fore. pedestrian side door and window. Store room to the rear with plumbing. Power and lighting, steps up to loft area, which has a side facing window, power and light and could be used as a home office or additional ancillary accommodation. .

### **OUTSIDE**

Outside the property is approached via a long shared driveway, gated at

the boundary and onto large stone chipped parking area for several vehicles. Predominately the extensive gardens are laid to lawn and surround the property extending to the rear where there is a shallow stream and a pond area, with hedgerow and shrub borders and established trees providing a sense of quiet seclusion and privacy, with a variety of fruit trees as the garden used to be an orchard.

### **DIRECTIONS**

Proceed out of the centre of Great Malvern along the A449 Wells Road, following the signposts for Ledbury. Proceed through Malvern Wells and just after Malvern Wells primary school take a left hand turn into Upper Welland Road. Follow for approx one mile into the village of Upper Welland. The property can be found on the right hand side, along a private driveway. To arrange a viewing or with any queries on the property please call Allan Morris Malvern on 01684 561411.

### **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 electricity, drainage and water. Rain water harvesting servicing the lavatories and washing machine. Oil Fired Central Heating. Underfloor heating throughout the ground floor. Heat exchange ventilation system. Double glazing throughout the property. 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

ENERGY PERFORMANCE RATINGS: Current: C72 Potential: C78

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

### **ASKING PRICE**

£850,000



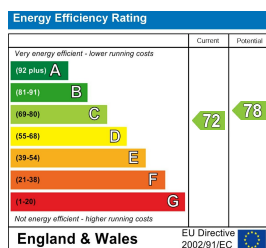
Approximate total area<sup>(1)</sup>  
262.7 m<sup>2</sup>  
Reduced headroom  
8.3 m<sup>2</sup>

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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### EPC



### Material Information Report





