



Allan Morris
estate agents

**23, Madresfield Road, Malvern, Worcestershire,
WR14 2AS**

 **MAYFAIR**
OFFICE GROUP

Madresfield Road, Malvern, WR14 2AS

A stunning property, situated in a central location and walking distance from the town centre, with fantastic views of the Malvern Hills at the rear. The extended property is immaculately presented throughout and comprises; reception hallway, sitting room, open plan rear facing kitchen dining room, snug/ground floor bedroom four, wet room/ground floor bathroom, utility/laundry room, first floor landing, three double bedrooms, master with hidden en-suite behind wardrobe doors, and a family bathroom. The property has a block paved driveway for 3-4 cars to the fore and a long landscaped rear garden. The rear garden has a terrace section and then parts of lawn, planting and vegetable garden, various sheds and greenhouses and a substantial cedar clad home office/studio, perfect for working from home and independent access. A rare and individual house with flexible accommodation, great gardens and stunning views. Must be viewed to be appreciated.



LOCATION

Great Malvern sits amid the famous Malvern Hills, parts of which have been designated as an Area of Outstanding Natural Beauty. With over 100 miles of bridal ways and footpaths to explore, the Malvern hills offer a unique experience for lovers of outdoor life. Now a thriving modern town, Malvern is alive with culture, festivals, music and theatre. A stroll away from the property are a good mix of High Street favourites and independent retailers. On the outskirts of town, Malvern Retail Park offers established names such as Marks and Spencer, Next and Boots. Commuting further afield is easy with nearby access to the M5 motorway and the town benefits from two train stations running regular services to Birmingham, Worcester, Cheltenham, Bristol and London.

ACCOMMODATION

ENTRANCE

Composite front door with obscure glass panel, opens to:

RECEPTION HALLWAY 8'6" x 6'0" (2.61m x 1.84m)

Tiled floor, stairs to first floor with front facing window, telephone and broadband points, spot lights, door to:

SITTING ROOM 14'4" x 10'11" max (4.37m x 3.34m max)

Front facing uPVC bay window overlooking frontage, recessed fireplace with cast iron wood burner, tiled hearth, oak beam over, oak television plinth set into the chimney breast recess, television point, radiator, oak floor, picture rail.

KITCHEN DINING ROOM 23'5" x 9'11" (7.15m x 3.04)

Lovely open plan and light kitchen dining space opening to terrace and overlooking the garden. Oak kitchen units with a composite 'Apollo Slabtech' worktop and breakfast bar, stainless steel sink and mixer tap, gas and electric range cooker with extractor hood over, tiled splash back, tiled floor continues to dining area with bi-fold doors to terrace, radiator, television point and central light point, doorway to lobby area with additional built in storage and doors to:

STUDY/SNUG/BEDROOM FOUR 11'7" x 6'10" (3.55m x 2.09m)

Front facing uPVC window, radiator, oak floor panelling to the walls, loft space access, telephone point, fitted shelving.

SHOWER ROOM 6'9" x 5'9" (2.08m x 1.77m)

Rear facing uPVC window, wet room style shower with tiled walls and floor, low level WC, wash basin, heated towel rail, cupboard housing Worcester gas central heating boiler, extractor fan, spot lighting.

UTILITY ROOM 15'5" x 8'6" (4.72m x 2.60m)

Dual aspect with front and rear facing uPVC windows, stable door to garden, range of fitted storage units and worktops, tiled floor, radiator, sink and drainer unit, space for American style fridge freezer, washing machine and tumble dryer, integrated dishwasher, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Light and spacious landing with large front facing window and feature porthole window, wooden spindle banister, loft access with drop down ladder, spot lighting, doors to:

BEDROOM ONE 14'10" x 10'0" (4.54m x 3.06m)

Rear facing uPVC window with views of the gardens and Great Malvern/Malvern Hills, television point, radiator, fitted wardrobes with sliding doors to either side of sliding mirror doors that open to reveal access to en-suite bathroom.

EN-SUITE 9'4" x 5'10" (2.87m x 1.79m)

Rear facing uPVC window, corner shower cubicle, vanity unit with inset sink, low level WC, tiled surrounds, wood effect floor, heated towel rail, extractor fan, spot lighting, radiator, wall light points.

BEDROOM TWO 17'7" x 9'4" (5.37m x 2.86m)

Rear facing with two uPVC windows to the rear with fine views, radiator, television point.

BEDROOM THREE 11'11" x 11'0" (3.64m x 3.36m)

Front facing uPVC window, radiator, tv point..

BATHROOM 8'5" x 7'11" (2.59m x 2.42m)

Front facing uPVC window, double end bath with mixer tap, recess shower cubicle with electric shower and a tiled surround, fitted storage with inset sink and storage below, low level WC with concealed cistern, heated towel rail, tiled floor, spot and wall lighting.

OUTSIDE FRONT GARDEN

Laid to block paving for several cars, access to front door and side gates, porch over front door, exterior lighting.

OUTSIDE REAR GARDEN

Initially laid to a large slab terrace extends across the rear of the property with step down from the house, glass balustrade and excellent views of the garden below, exterior lighting and gated side access and views of The Malvern Hills.

The rest of the rear garden is beautifully landscaped with sections of planting and lawn, well established vegetable plot and a natural pond. Gazebo with power, potting shed with power, shed with power and light, greenhouse with power and further greenhouse, secure bike store is adjacent to the home office and gated access to either side.

HOME OFFICE 16'3" x 10'0" (4.97m x 3.07m)

Fully independent and insulated home work space, with connected power and telephone line, uPVC windows and doors open to garden and its own terrace area, fitted storage units includes a fridge freezer and fitted blinds, oak floor, electric radiator, composite door for independent access.

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. 23 can be found on the left hand side, just after the bridge and bend in the road. For more details please contact or Malvern office 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 gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

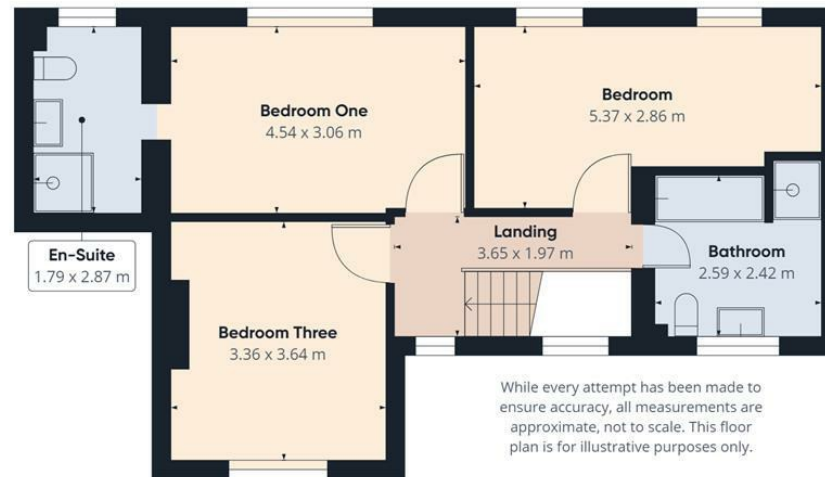
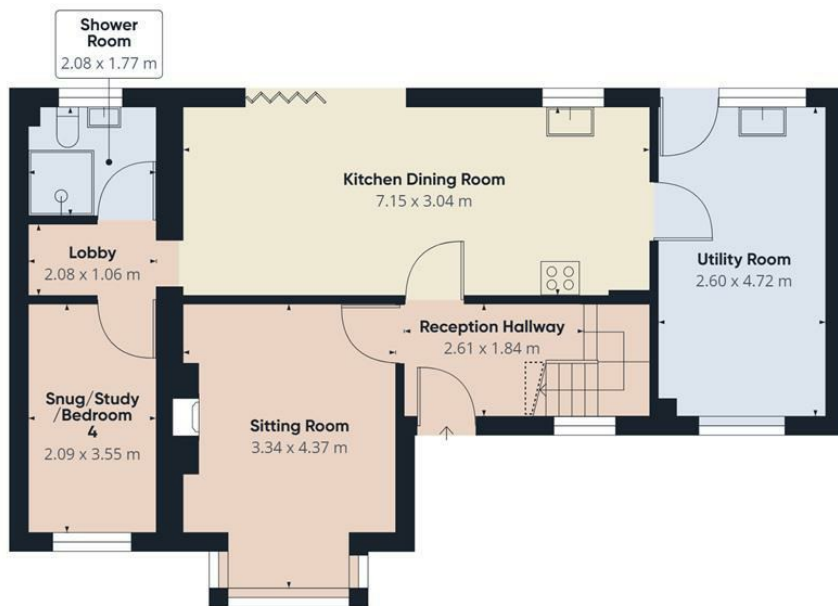
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: B83

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

ASKING PRICE

£585,000



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Approximate total area⁽¹⁾

141.68 m²

Reduced headroom

0.72 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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