

Allan Morris
estate agents

**1 The Gables, Worcester Road, Newland,
Malvern, WR13 5AY**

MAYFAIR
OFFICE GROUP

# Worcester Road, Malvern, WR13 5AY



A beautifully presented Victorian semi-detached, character home with detached annex/holiday let, formerly part of the Beauchamp Estate, built in the 1890's and having a large plot of a fifth of an acre with double garage and gated driveway. The property is situated on the outskirts of Malvern Link and has easy access to Malvern, Worcester and the motorway network. The main house comprises; porch, utility hall, separate sitting room, separate dining room, open plan refitted kitchen with appliances, garden room, three bedrooms and a refitted bathroom A electric gated driveway drive opens to lots of parking, landscaped gardens and a large detached garage. A detached annex with living space, double bedroom and shower room, parking and private garden is currently used as a holiday let, but could also be an independent annex. Viewing recommended to appreciate the character, condition and versatility of character home on offer.

**ENTRANCE PORCH**
Accessed via an ornate leaded glass double glazed door with double glazed windows to front and side, ceiling light point, bespoke bench seating, tiled floor, glazed door to:

**ENTRANCE HALL**
Ceiling light point, understands storage area with space and plumbing for washing machine, storage cupboards to side and work surface over, continued tiled floor from entrance porch, open plan to breakfast kitchen, doors to:

**SITTING ROOM**
Front aspect original arched glazed windows with additional secondary glazing, ceiling light point, coving, feature opened fireplace with marble fire surround, tiled hearth and potential for wood burner if required, school style radiator, high level skirting, exposed wooden floorboards.

**DINING ROOM**
Dual aspect with front facing arched original glazed windows with additional secondary glazing and two side aspect double glazed windows either side of the fireplace, ceiling light point, cast iron fireplace with tulip decoration, tiled hearth, school style radiator, exposed wooden floorboards.

**BREAKFAST KITCHEN**
Dual aspect with side aspect arched glass window with additional secondary glazing and rear aspect arched glazed window with additional secondary glazing overlooking the rear garden, ceiling light point over breakfast area, recessed ceiling downlighters over kitchen, refitted kitchen comprising of a matching range of floor mounted wooden fronted units and a white stone effect work surface, one and a half bowl single drainer sink unit with mixer tap over, integral dishwasher, integral electric hob with extractor over, integral double ovens, integral microwave, space for tall fridge freezer, vertical wall mounted radiator, continued tile effect flooring from hallway, two doorways to garden room, stairs to first floor.

**GARDEN ROOM**
Double glazed windows to either side and rear aspect overlooking the garden, wall light point, continued tiled floor from the kitchen, double glazed double French doors leading to the garden.

**LANDING**
Side aspect glazed arched window with secondary glazing, ceiling light point, access to roof space, picture rail, doors to:

**BEDROOM ONE**
Front aspect arched glazed window with additional secondary glazing, twin side aspect double glazed roof lights, vaulted ceiling with exposed ceiling beams, ceiling light point, high level shelf, radiator, bespoke built-in double storage cupboards.

**BEDROOM TWO**
Front aspect original glazed arched windows, additional secondary glazing, ceiling light point, picture rail, radiator.

**BEDROOM THREE**
Rear aspect arched original glass windows with additional secondary glazing, ceiling light point, radiator.

**BATHROOM**
Dual aspect with side aspect arched glazed window with additional secondary double glazed window, rear aspect double glazed Velux roof light, recessed ceiling downlighters, luxuriously re-fitted white suite comprising: double ended freestanding bath with telephone style mixer taps and shower over, floating contemporary square wash hand basin with mixer tap over and storage draws below, push flush WC, heated chrome towel rail, Travertine tiled walls and floor.

**MAIN GARDEN**
The property is accessed from the Worcester road either by a pedestrian gate near to the house or via remote controlled electric double gates mounted onto brick pillars at the end of the garden. These gates open to a block paved drive which continues around the garage and leads to the property providing parking for six or seven cars if required, giving access to the front door, the majority of the garden is laid to lawn with mature flower and shrub beds to the side and to the rear of the garden room is a stone chip low maintenance seating area with space for table and chairs for outside dining and entertaining positioned between raised flower and shrub beds. External cold water tap and Pod Point electric vehicle charging point. Accessed from the driveway is an additional stone chip parking space for the annex with a stone chip path, which continues from this to a gate which leads to the annex garden.

**GARAGE AND WORKSHOP**
Detached brick built double garage/workshop accessed via double doors from the drive. Twin side aspect double glazed windows providing natural light, eaves storage, power and light.

**ANNEX**

**OPEN PLAN LIVING SPACE**
Accessed via double glazed double French doors from the private garden with matching picture windows to either side which open to a large vaulted living space with two ceiling light points, exposed ceiling beam, rear aspect double glazed Velux roof light. Kitchen area comprising of a range of floor and wall mounted grey units under a stone effect worktop, stainless steel sink unit with mixer tap over, integral electric hob with stainless steel extractor over and stainless steel oven below, space for tall fridge freezer, electric programmable radiator, wood plank effect flooring, hallway leading to doors to bedroom and shower room.

**BEDROOM**
Rear aspect double glazed window overlooking the garden, vaulted ceiling, ceiling like point, built-in open wardrobe with hanging rail and shelving, electric programable radiator, continued wood plank effect flooring.

**SHOWER ROOM**
Vaulted ceiling, rear aspect double glazed Velux roof light, recessed ceiling downlighters, white suite comprising: corner shower unit with Triton shower wash hand basin with storage below, push flush WC, heated towel rail, part tiled walls, tile effect floor.

**PRIVATE ANNEX GARDEN**
The annex has its own stone chip parking space with path leading to gate which takes you to the private annex garden, which has a low maintenance stone chip area with rear paved seating area under a gazebo ideally positioned to enjoy the south facing aspect, level lawn, raised flower and shrub beds. Additional store room built to the side of the annex ,second brick built store to the rear of the garden.

**DIRECTIONS**
From the Allan Morris office in Great Malvern proceed along Worcester Road in the direction of Worcester through Malvern Link. At the last traffic island with the right hand turn to the retail park, go straight across and past the bus stop. No 1 The Gables is the first house on the left. Parking is available in front of the gates initially and then through onto the drive. To arrange a viewing or or with any queries, please call us on 01684 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS - unzipped.sublet.plotted

**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.

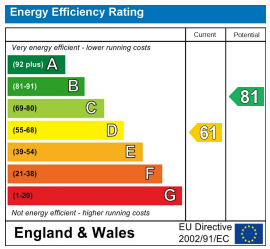
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

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 - £550,000**




## EPC




## Material Information Report



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