



Allan Morris
estate agents

**St Christophers, 2 Croft Bank, West Malvern,
Worcestershire, WR14 4BW**

 **MAYFAIR**
OFFICE GROUP

2 Croft Bank, West Malvern, WR14 4BW

St Christopher's is a magnificent example of a period town house, set in the beautiful surroundings of West Malvern on the elevated westerly slopes of the Malvern Hills. Dating from around 1850 and much improved and modernised by the owners, the property offers period elegance and spacious accommodation set over four floors. To the ground floor is a welcoming reception hallway, formal sitting room and adjoining music room which both access the west facing balcony. There is an additional formal dining room and study on this level. Stairs lead down to the lower ground floor at garden level with another spacious hallway, television room/snug, boot room, as well as the splendid breakfast kitchen which opens to the terrace, as well as a utility room. To the first floor are two large principle bedrooms with front facing bay windows, both of which open to fantastic and very spacious en-suite bathrooms. To the second floor are four further double bedrooms and three bathrooms, two of which are en-suite and one is Jack and Jill to the other bedrooms. The property is approached via a gated entrance to an open driveway, with a detached double garage. The gardens extend to a lower level with a level lawn with established planting, a deck terrace to enjoy the westerly aspect and spectacular sunsets and a courtyard area at the rear. This is a stunning house that enjoys the everchanging and always impressive westerly views over Herefordshire to the Welsh mountains beyond, which must be viewed to be appreciated.



LOCATION

St Christopher's enjoys a convenient position on the outskirts of the highly regarded village of West Malvern on the lower slopes of the Malvern Hills. With easy access to open countryside and footpaths including the Worcestershire way. The well served cultural and historic spa town of Great Malvern is just over two miles away. Here there is a comprehensive choice of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The larger village of Colwall (which also has an excellent range of amenities) is a similar distance away. The property is within easy striking distance of several schools in both the private and state sectors at secondary and primary levels. Transport communications are good. There are mainline railway stations in both Colwall and Great Malvern. Junction 7 of the M5 motorway south of Worcester is about ten miles and Junction 2 of the M50 south of Ledbury is a similar distance.

GROUND FLOOR - HALLWAY

Hardwood front door with decorative glass opens to the welcoming hallway, with parquet wooden flooring, wooden spindle banister and staircase to the upper floors, rear facing double glazed windows, stairs down to the lower ground floor and doors to:

SITTING ROOM 13'9" x 21'7" (4.21m x 6.60m)

Dual aspect with a front facing uPVC bay window plus side facing window and door to the balcony, feature fireplace, double doors and shutters open to the music room, television point, decorative coving.

MUSIC ROOM 13'8" x 8'6" (4.19m x 2.60m)

Rear facing uPVC window, door opens to the balcony also, door to hallway.

STUDY 13'6" x 10'4" (4.12m x 3.17m)

Rear facing uPVC window, fireplace, telephone and broadband point.

DINING ROOM 13'6" x 22'1" (4.12m x 6.74m)

Dual aspect with a front facing uPVC bay window, feature fireplace with granite hearth, side facing uPVC window.

LOWER GROUND FLOOR

HALLWAY

Front facing composite front door with glazed inserts, staircase down from the ground floor, rear facing door to the courtyard, storage cupboard and three radiators.

TELEVISION ROOM/SNUG 13'0" x 20'6" (3.98m x 6.25m)

Additional cosy reception room on the same level as the kitchen, front and side facing uPVC window, two radiators, television point.

BOOT ROOM/ CLOAKROOM 13'1" x 11'7" (3.99m x 3.54m)

Rear and side facing obscure uPVC window, high level WC, vanity unit with basin, radiator, lots of space for storage, ceramic tiled floor, large storage cupboard.

KITCHEN 13'3" x 23'1" (4.04m x 7.04m)

Dual aspect with front and side facing window and door opening to the garden, gas fired Aga - additional range cooker with extractor hood over, ceramic Belfast style sink, range of wooden fitted units includes display cabinets, television point, additional built in larder cupboards, tiled floor, space for tables and chairs. Door to:

UTILITY 9'7" x 8'10" (2.93m x 2.71m)

Front facing uPVC window, range of wooden eye and base level units, worktop with ceramic sink and drainer unit, space and plumbing for washing machine, tumble dryer and other appliances such as a large fridge freezer, continued tile floor, door to boiler room.

BOILER ROOM

Side facing uPVC window, floor mounted gas boiler, lagged hot water tank.

FIRST FLOOR LANDING AREA

Beautifully light and spacious, returning wooden spindle banister continuing to second floor, uPVC windows to the front and rear aspect. Doors to:

BEDROOM ONE 14'2" x 23'7" (4.32m x 7.19m)

Front facing uPVC bay window with views of the Malvern Hills and of the Herefordshire countryside, additional side facing window with outstanding views, radiator, range of fitted wooden storage and wardrobes, double doors open to:

MASTER EN-SUITE 13'10" x 9'2" (4.23m x 2.81m)

Three rear facing obscure uPVC windows, walk in double shower, high level WC, two wash basins, tall radiator, tiled walls and floor, extractor fan.

BEDROOM TWO 20'6" x 13'10" (6.27m x 4.22m)

Dual aspect with large three panel bay window to the front and a side facing uPVC window, radiator, double doors open to:

EN-SUITE BATHROOM 13'10" x 12'2" (4.22m x 3.73m)

Rear facing obscure uPVC window, very spacious luxurious bathroom suite: large corner shower, slipper bath with shower attachment, high level WC, wash basin, tall radiator, tiled floor and walls.

SECOND FLOOR - LANDING

Wooden spindle banister, spot lighting, skylight window, doors to:

BEDROOM THREE 14'0" x 17'6" (4.29m x 5.35m)

Front facing three panel bay window with fine views, radiator, door to Jack and Jill bathroom.

BATHROOM 7'5" x 12'4" (2.27m x 3.78m)

Front facing obscure uPVC window, corner bath with shower attachment, two wash basins, WC, tiled walls and floor, spot lighting, radiator.

BEDROOM FOUR 13'11" x 17'5" (4.26m x 5.33m)

Front facing large double bedroom with three panel bay windows with views of the Malvern Hills, radiator, door to shared bathroom.

BEDROOM FIVE 14'2" x 15'0" (4.33m x 4.58m)

Rear facing uPVC double glazed window with far reaching views, loft access, radiator, door to:

EN-SUITE 6'5" x 5'2" (1.96m x 1.60m)

Rear facing windows, corner shower cubicle, low level WC, wash basin, radiator, tiled walls and floor, extractor fan.

BEDROOM SIX 13'8" x 15'0" (4.17m x 4.59m)

Rear facing uPVC window, fire escape window, radiator, loft opening, wall mounted mirrors, door to:

EN-SUITE 6'11" x 5'2" (2.13m x 1.60m)

Rear facing uPVC window, panel bath with shower attachment over, low level WC, wash basin, radiator, tiled floor and walls, extractor fan.

OUTSIDE**FRONTAGE AND DRIVEWAY**

The property is approached via a gated entrance and a expansive stone driveway for many cars to the fore and side of the main house. There is a detached double garage with electric door, power, light and additional storage.

REAR GARDEN

From the lower ground floor level, the kitchen opens to a lovely deck terrace across the rear of the property with balustrade and steps down to lawn, views to the West from the elevated position enjoy far reaching rural views and sunsets, well maintained lawns and shrub borders all enclosed by timber fencing and Malvern stone walling.

To the rear is a courtyard area, laid to gravel with fire escape access and utility meters, with outside lights and tap.

DIRECTIONS

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After about quarter of a mile take the first fork to the right (towards Colwall and The Wyche B4218). Follow this route uphill to The Wyche Cutting where you will pass to the west side of the hills entering Herefordshire. As you reach this point turn right into West Malvern Road and follow this route for just over a mile into West Malvern itself. Just after St James's church on your left take the next left turn into Croft Bank where the property is on the corner with West Malvern Road. For more details or to book a viewing, please call our 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: G

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: B81

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

ASKING PRICE

£1,350,000



Allan Morris

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



