



**Allan Morris**  
estate agents

**Inglewood, 79, Graham Road, Great Malvern,  
WR14 2JW**

 **MAYFAIR**  
OFFICE GROUP

# Graham Road, Great Malvern, WR14 2JW

Sitting in the heart of Great Malvern, at the foot of the Malvern Hills lies Inglewood. A renowned Foley residence, designed by the late Lady Foley, who ensured that all houses were well spaced, had large gardens, and maintained many trees. This beautiful, sophisticated, detached property is a grand family home that provides flexible accommodation perfect for busy family life.

On entering Inglewood's sweeping driveway, through the grand portico entrance, an impressive hall gives way to three principal reception rooms. High ceilings, ornate coving and beautiful period features define this handsome Victorian property. Inglewood has an abundance of natural light throughout the property with large sash windows, working shutters and ceiling heights of Georgian proportions. Throw open the French doors in the drawing room for access onto a lawn Terrace, entertain friends and family in the 25 foot dining room.

At the rear of the property with access onto the garden is a large kitchen diner. This flexible accommodation also includes, studio/former doctors office, boot room/hall, utility room, cloakroom and a second entrance. A substantial cellarage sits below.

A sweeping staircase with carved detail to the Newel post and banister leads to the two large double bedroom suites. A grand suite with dressing room and large bathroom feels luxurious and private. Four further bedrooms and a family bathroom complete the first floor. Off the landing a stairway leads to large attic space.

The property sits in private landscaped grounds of 0.68 acre, enjoying sunny terraces with views to the Malvern Hills. Located in the Great Malvern Conservation Area, a short walk to Priory Park, town centre amenities including Waitrose, Malvern Theatres and Great Malvern Railway Station.



## RECESSED PORCH

Outside concierge light, ornate tiled floor, main door with leaded glass windows around to;

## MAIN HALL

Ceiling light point, ornate cornicing and ceiling roses, two school style radiators, rear aspect double French doors with original wooden shutters, to rear garden. stairs to first floor with ornate carved banister, doors to:

## LIVING ROOM 20'4" max into bay x 16'11" (6.20m max into bay x 5.16m)

Front aspect wide bay, sash windows, ceiling light point, ornate cornicing and ceiling rose, four wall light points. wooden fire surround with slate hearth, two school style radiators, high level skirting boards

## SITTING ROOM 23'11" x 16'6" (7.29m x 5.03m)

Dual aspect with twin front aspect tall sash windows and side aspect bay window, sash windows and French doors leading out to the garden, ceiling light point, ornate cornicing and ceiling rose, four wall light points, ornate wooden fire surround with living flame effect fire on a slate hearth, two school style radiators, high level skirting,

## DINING ROOM 23'3" x 16'5" (7.10m x 5.02m)

Twin side aspect tall sash windows, ceiling light point, ornate cornicing and ceiling rose, four wall light points, ornate fire surround with slate hearth, two school style radiators, high level skirting.

## BOOT ROOM/CLOAK ROOM 12'5" x 8'10" + cupboards (3.81m x 2.70m + cupboards)

Side aspect sash window with fitted blinds, ceiling light point, feature cast Iron fireplace and surround, radiator, large built-in coats cupboard with hanging rail and storage cupboards over, pedestal wash hand basin, WC, school style radiator, wood plank effect flooring.

## BREAKFAST KITCHEN 22'2" max x 11'4" (6.78m max x 3.47m)

Triple aspect with windows to either side and glazed door to rear garden, four ceiling light points, Fitted kitchen comprising of a wide range of floor and wall mounted units under a dark stone effect work top with tiled surround, one and a half bowl sink unit with mixer tap over, Rangemaster five hob range style cooker with stainless steel extractor over, space and plumbing for dishwasher, space for tall fridge freezer, space for breakfast table and chairs, school style radiator, door to built-in, airing cupboard with with hot water cylinder and slatted shelving, tiled floor, door to:

## REAR HALL

Front aspect sash window overlooking the drive, ceiling light point, radiator, stairs to first floor, door to:

## DRAWING ROOM 19'0" 14'5" (5.81m 4.40m)

Dual aspect with rear and side facing sash windows, ceiling light point, marble fireplace and hearth, two radiators,, under stairs storage area, door to:

**REAR LOBBY/BOOT ROOM 13'10" x 7'11" (4.24m x 2.42m)**

Rear aspect door to rear garden, built-in storage cupboard housing wall mounted Worcester boiler, glazed door into side porch, doorway to:

**UTILITY 11'1" x 8'5" (3.39m x 2.57m)**

Twin rear aspect windows, ceiling light point, stainless steel sink unit with storage below, floor and wall mounted storage units, space and plumbing for washing machine, space for tumble dryer, radiator, door to walk in pantry/store with light, shelving and window to side.

**SIDE PORCH**

Ceiling light point, glazed door to driveway, door to:

**CLOAKROOM**

Front aspect obscure glass window, ceiling light point, radiator, WC.

**BASEMENT**

Accessed via a door from the main hall.

**CELLAR HALL 23'1" x 7'5" including stone staircase (7.05m x 2.28m including stone staircase)**

Two ceiling light points, original meet slabs, doorway to:

**ROOM ONE 16'2" max x 16'0" (4.94m max x 4.90m )**

Ceiling light point, glazed window to side, with doorway to:

**ROOM TWO 20'0" max x 16'10" (6.11m max x 5.15m)**

Ceiling light point, power points, wall mounted Worcester gas boiler.

**MAIN LANDING 23'9" x 9'8" max (7.26m x 2.97m max)**

Rear aspect arched sash windows with views to the Malvern Hills, ceiling light point, ornate cornicing, school style radiator, door to stairs to large attic with excellent potential for conversion, doors to:

**MAIN BEDROOM 20'4" x 16'5" (6.21m x 5.01m)**

Dual aspect with twin front aspect sash windows and twin side aspects sash windows, ceiling light point, coving, four wall light points, two school style radiators, high level skirting, door to:

**DRESSING AREA 13'11" x 8'4" + recess (4.25m x 2.55m + recess)**

Side aspect sash windows, ceiling light point, coving, school style radiator, built-in storage, high level skirting, door to:

**ENSUITE 13'11" x 11'2" (4.26m x 3.41m)**

Sash window, two ceiling light points, coving, white suite comprising: panel bath with mixer shower over, wash hand basin with wall light and shaver socket over, bidet, WC, school style radiator, heated towel rail.

**BEDROOM TWO 16'10" x 16'10" (5.15m x 5.15m)**

Twin front aspect sash windows, ceiling light point, coving, feature marble fire surround with Cast Iron inset, twin school style radiators, high level skirting, door to:

**ENSUITE 12'4" x 6'4" (3.76m x 1.95m)**

Side aspect sash window, ceiling light point, coving, white suite comprising: large walk-in shower cubicle, wash hand basin with wall light and shaving socket over, WC, school style radiator, heated chrome towel rail.

**SECOND LANDING**

Dual aspect with twin side and rear aspect sash window with views to the Malvern Hills, three ceiling light points, built-in landing cupboard with slatted shelving. Door to:

**BEDROOM THREE 15'9" x 10'5" + wardrobe (4.81m x 3.19m + wardrobe)**

Side aspect sash windows, ceiling light point, coving, school style radiator, twin built-in double wardrobe with hanging and shelving.

**BEDROOM FOUR 13'2" x 10'2" (4.02m x 3.11m)**

Rear aspect sash window, ceiling light point, radiator, built-in airing cupboard with hot water cylinder and slatted shelving.

**BEDROOM FIVE 10'4" x 8'3" (3.17m x 2.52m)**

Rear aspect sash windows, ceiling light point, wash hand basin, radiator.

**BEDROOM SIX 10'5" x 8'0" (3.18m x 2.44m)**

Front aspect sash windows, ceiling light point, radiator.

**BATHROOM 8'1" x 7'0" (2.48m x 2.14m)**

Side aspect sash window, ceiling light point, white suite comprising: panel bath, wash hand basin with storage below and wall light over, WC.

**ATTIC ROOM**

Accessed via a staircase from the main landing is a large open plan attic room, idea for storage, and with great potential for further conversion, three ceiling light points.

**GARAGE 19'9" x 15'9" max (6.03m x 4.81m max)**

Front aspect up and over door, two ceiling light points, power points.

**GARDENS & GROUNDS**

The property sits to the North side of a wonderful mature 0.68 acre plot. It is accessed from Graham Road via a wide pillared drive which turns and leads up to the house to a spacious parking area for numerous cars and giving access to the garage and front door.

The gardens are made private by a range of matured hedging and mature trees. The terraced lawns have a wide range of mature rose and flower beds.

To the rear of the property is low maintenance stone and paved area with space for table and chairs and outside dining, Malvern stone steps level up to two further terraces with lawns and mature flower and shrub beds.

**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

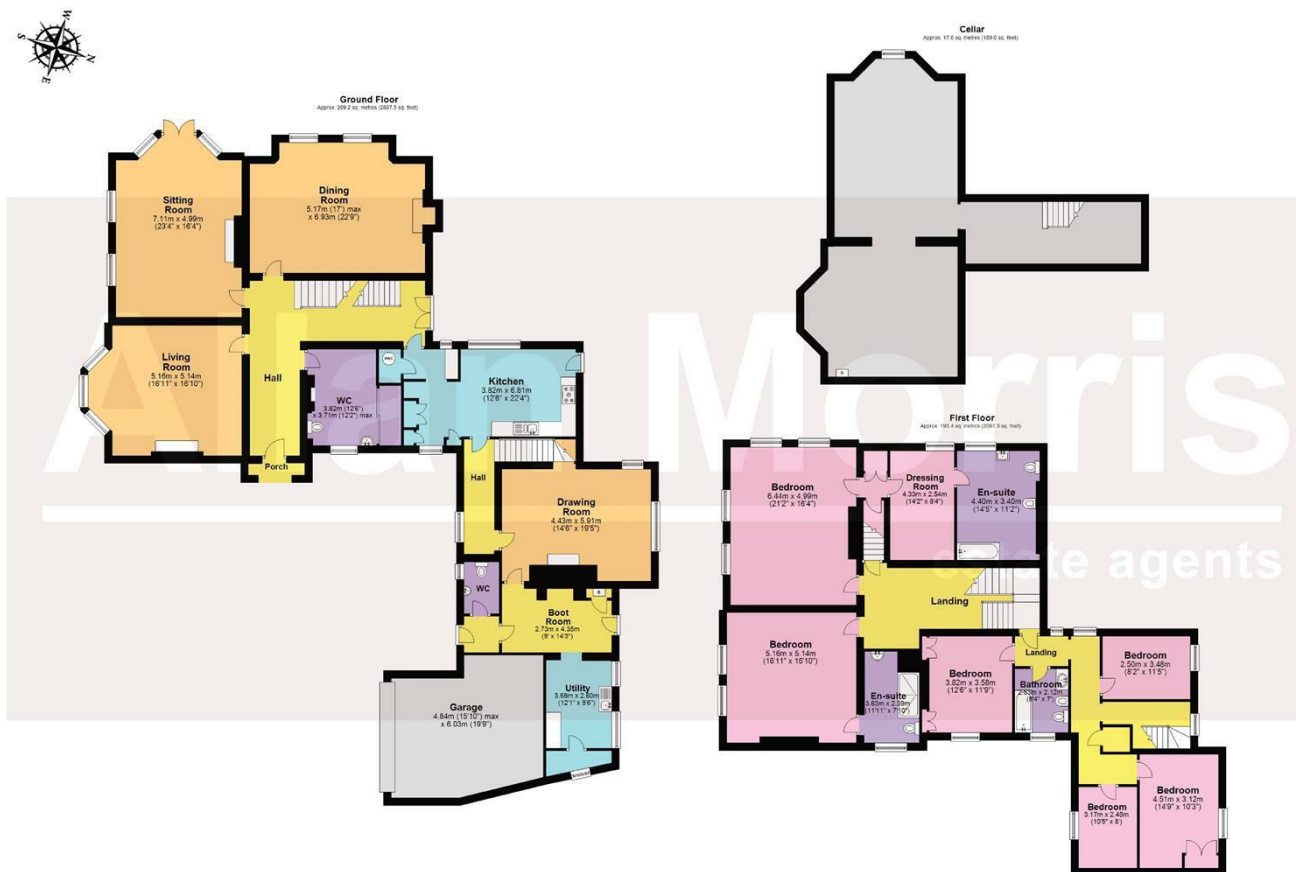
ENERGY PERFORMANCE RATINGS: Current: E47 Potential: C75

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

**DIRECTIONS**

From the Allan Morris office on Worcester Road proceed down the hill turning left onto Church Street, continue to the traffic lights and turn left onto Graham Road. Continue along for some distance where the property can be found on the left hand side. For further information please call the office on 01684 561411.

**ASKING PRICE - £1,400,000**

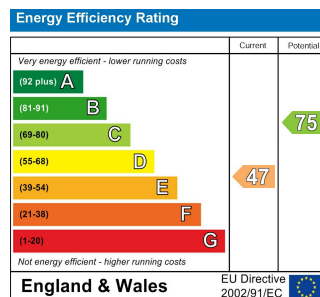


Total area: (excluding cellar) approx. 480.1 sq. metres (5167.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Material Information Report



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