



Allan Morris
estate agents

**201, Guarlford Road, Guarlford,
Malvern, WR13 6NS**

 **MAYFAIR**
OFFICE GROUP

Guarlford Road, Malvern, WR13 6NS

A versatile, detached, four bedroom family home, set in around an acre of gardens and paddock, in a semi-rural location on the outskirts of Malvern. Comprising: entrance porch, spacious sitting room, dining room, snug/bedroom five, cloakroom, conservatory, kitchen, breakfast room, landing, four double bedrooms, master with a dressing room (potential to be a superb en-suite), family bathroom. The property is accessed via electric double gates with ample off road parking, a private and mature rear garden, with a paddock adjoining totalling over an acre overall. The property has seen significant upgrading in recent years with new windows, plumbing and electrics. An early viewing is essential to appreciate the position, spacious accommodation and fantastic plot on offer, with no onward chain,.



LOCATION

201 Guarlford Road is situated just outside Malvern close to the village of Guarlford. The village is located just East of Barnards Green which offers a wide range of facilities including shops, a post office and cafes. The historic Spa town of Great Malvern sits just beyond with the famous Malvern Theatres, Waitrose and a great range of cafes and restaurants. The Malvern Hills themselves and surrounding common land offer 3000 acres of beautiful open space, with an extensive range of footpaths and bridleways offers views over the Severn Valley to the East and the Welsh border to the West. If education is important, Malvern has exceptional public and private schooling, with further options available in nearby Worcester or Cheltenham. Commuters are well catered for with access to the national motorway network via the M5 and M50 nearby. Great Malvern railway station or the recently completed Worcester Parkway provide rail links to Birmingham (just over an hour), London Paddington (3 hours), Worcester, Hereford, and Oxford. Birmingham Airport and Bristol Airport are around an hour's drive away in either direction.

ENTRANCE

uPVC double glazed door to porch with tiled floor, wall light points, exposed stone walls, storage cupboard, glazed wooden door leading into:

DINING AREA 15'9" x 13'8" (4.81m x 4.19m)

Feature open fire, stairs rising to the first floor with glass and oak banister, Herringbone style wood effect flooring, sliding patio door with access to:

CONSERVATORY 15'4" x 7'10" (4.68m x 2.40m)

With opaque roof, large double sliding doors giving access to the rear garden.

HALLWAY 11'8" x 8'2" (3.56m x 2.51m)

With large double glazed windows to front aspect, radiator, recessed ceiling spotlights, Herringbone flooring continues, fitted book shelves obscure glazed door leading to:

STUDY 11'6" x 10'0" (3.52m x 3.07m)

Patio door opens to rear garden, space for desks or alternatively a double bed if required.

SITTING ROOM 21'4" x 15'1" (6.51m x 4.62m)

Spacious main reception room. Dual aspect with two uPVC double glazed windows to the front, radiators, recessed ceiling spotlights, feature corner sited electric fire, further uPVC double glazed patio door giving access to the rear garden.

KITCHEN 11'11" x 7'4" (3.64m x 2.25m)

With range of contemporary wall and base units with work surfaces over, ceramic sink, electric hob with extractor over, Neff electric oven, tiled splash back, integrated fridge/freezer, space for washing machine, wood effect flooring continues, archways leading through to the breakfast area,

BREAKFAST ROOM 13'4" x 8'0" (4.08m x 2.44m)

Radiator, oil fired Worcester Bosch boiler, glazed window to the conservatory, uPVC double glazed window to rear garden, glazed wooden stable doors to rear patio and garden, continued wood effect flooring.

SNUG/BEDROOM FIVE 11'11" x 11'6" (3.64m x 3.53m)

uPVC double glazed windows to front and side, contemporary tall radiator, continued wood effect flooring, spacious room can be used as a snug/TV room or alternatively as a fifth bedroom, with the adjoining shower room.

WC

Side facing double glazed window, pedestal wash hand basin, low flush WC, radiator, further storage cupboard for cloaks and shoes.

FIRST FLOOR - LANDING

uPVC double glazed windows to front allowing lots of natural light, loft access, large airing cupboard housing hot water tank and slatted shelving.

BEDROOM ONE 12'3" x 11'6" plus wardrobes (3.74m x 3.53m plus wardrobes)

Spacious double bedroom with a range of fitted wardrobes and storage, radiator, uPVC double glazed window with views to the rear garden, wooden door to:

DRESSING ROOM 11'6" x 6'0" (3.53m x 1.83m)

uPVC double glazed window to rear, radiator, potential for an en-suite bathroom.

BEDROOM TWO 11'8" x 12'4" (3.57m x 3.77m)

Spacious double bedroom with range of fitted wardrobes and desk, uPVC double glazed window to front, radiator, wood effect floor.

BEDROOM THREE 12'0" x 11'7" (3.67m x 3.54m)

Double bedroom with uPVC double glazed window to the front, radiator, fitted wardrobes, wood effect flooring.

BEDROOM FOUR 11'11" x 9'11" (3.65m x 3.03m)

Large double bedroom with uPVC double glazed window to the rear, radiator.

FAMILY BATHROOM 7'4" x 8'1" (2.25m x 2.47m)

Corner shower with thermostatic shower over, standing slipper bath, low flush WC, vanity unit with ceramic wash hand basin, heated towel rail, uPVC double glazed window to side, recessed spot lighting.

OUTSIDE

To the front the property benefits from a spacious private front garden laid to gravel driveway and lawn with electric gated entrance to the property. The front garden is nicely private and set back off the road with a large hedge for privacy

The rear garden is enclosed by mature trees and foliage and benefits from a large patio outside the kitchen door and also a further patio area outside the living room. The garden is predominantly laid to lawn with a mature oak tree in the centre. To the side is access leading through a gate to the paddock which surrounds the garden and is enclosed on all sides by post and wire fencing. Plot is just over 1 acre in total including the paddock.

DIRECTIONS

From the Allan Morris office in Great Malvern, proceed down Church Street, continuing on to Barnards Green Road. At the traffic island take the third exit on to Guarlford Road, Follow the road for about a mile, passing Chance Lane on left and the property is found a bit further along the road, set back on the left and indicated by the For Sale board. Please call the Malvern office on 01684 561411 or email malvern@allan-morris.co.uk to arrange a viewing or with any queries.

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, and water are connected. Drainage is private. Heating is Oil Fired. 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: E41 Potential: D67

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

ASKING PRICE - offers over £725,000 invited



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Approximate total area⁽¹⁾

211.61 m²

Reduced headroom

1.36 m²

(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.

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