



Allan Morris
estate agents

**Cannock House, 25, Victoria Park Road,
Malvern, WR14 2JX**

 **MAYFAIR**
OFFICE GROUP

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Cannock House is an impressive, five bedroom detached Malvern Stone home built toward the end of the 19th Century. Situated within walking distance of Malvern Link train station, shops and Victoria Park, it has been extensively refurbished and modernised by the current owners to provide a wonderful blend of original features and modern technology. The accommodation comprises: Entrance porch, entrance hall, dual aspect sitting room with fireplace, 26' dual aspect open plan dining kitchen with fitted appliances, large utility/boot room, cloakroom, original scullery with potential for hobbies room/family room, cellarage. To the first floor; main bedroom suite with dressing room and new en-suite, two further double bedrooms, new family shower room. To the second floor; guest bedroom suite with sitting/study area and large en-suite bathroom, fifth double bedroom. Further benefits include; new gas central heating, new double glazed sash windows, gated off road parking, and view to the front along the Malvern Hills. The property sits in landscaped part walled gardens with gated off road parking and a detached workshop/home office and store the rear. Viewing a must to appreciate the size, location and outlook of home on offer. No onward chain.



LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5, or junction 1 of the M50.

ENTRANCE PORCH

Accessed via a double wooden front door with windows to the front and side, tiled floor, door with window over to:

ENTRANCE HALL

Three ceiling light points, smoke alarm, deep cornicing, school style radiator, high level skirting, tiled floor, stairs to first floor, doors to:

SITTING ROOM 19'5" x 16'4" max into bay (5.93m x 4.99m max into bay)

Dual aspect with front aspect double glazed sash window and side aspect double glazed

bay sash windows, two ceiling light points, cornicing, picture rail, feature Cast Iron fireplace with tiled sides and marble surround, two school style radiators, high level skirting, exposed floorboards.

DINING KITCHEN 26'4" max x 13'0" (8.05m max x 3.97m)

Light and airy dual aspect open plan dining kitchen comprising of:

DINING ROOM 13'7" x 13'0" (4.15m x 3.97m)

Front aspect double glazed sash bay window, two ceiling light points, deep cornicing, picture rail, feature Cast Iron fireplace with tiled sides and marble surround, two school style radiators, high level skirting, Karndean wood plank flooring, wide open arch to:

KITCHEN 13'1" x 8'10" (3.99m x 2.70m)

Side aspect double glazed sash windows, recessed ceiling down lighters, smoke alarm, deep cornicing, picture rail, fitted kitchen comprising of a range of floor and wall mounted dove grey units under a white quartz worktop with matching surrounds, one and a half bowl sink unit, integral electric hob, integral double oven, integral fridge, integral freezer, integral dishwasher, continued Karndean wood plank flooring.

UTILITY 13'2" x 11'5" max (4.02m x 3.49m max)

Side aspect double glazed sash windows, recessed ceiling downlighters, smoke alarm, picture rail, feature original scullery cooker built into the chimney breast, wide range of floor and wall mounted units to match the main kitchen, space and plumbing for washing machine, space for further appliances, one and a half bowl sink unit, wood block effect worktop, school style radiator, quarry tiled floor, door to:

SCULLERY/FAMILY ROOM 14'4" x 10'9" (4.37m x 3.29m)

This large original scullery has been re-roofed and has had walls plastered, power and light added. It could either be left as it is and provide a fantastic store accessible from the house, be a hobbies room or a home workspace. Comprises: rear aspect double glazed sash windows, double glazed Velux roof light, original Victorian 'washing machine' to chimney recess, large scullery sink, built in walk in store cupboard with double glazed window to side. Door to rear porch with door to rear garden.

CLOAKROOM 6'2" x 5'8" (1.9m x 1.73m)

Side aspect obscure glass double glazed window, recessed ceiling downlighters, re-fitted white suite comprising: floating hand wash basin with storage below, hidden cistern push flush WC, part tiled walls, tiled floor, heated towel rail.

PLANT ROOM

Side aspect obscure glass double glazed window, ceiling light point, large unvented hot water cylinder, continued tiled floor.

CELLARAGE

Accessed via a door and steps from the hall or via external shutter doors. Comprising of;

CELLAR ROOM ONE 9'0" x 7'6" (2.76m x 2.29m)**CELLAR ROOM TWO 16'8" max x 13'4" (5.09m max x 4.08m)****FIRST FLOOR LANDING**

Front aspect double glazed sash window with views along the Malvern Hills, recess ceiling down lighters, smoke alarm, picture rail, school style radiator, stairs to second floor. Doors to:

BEDROOM ONE 13'10" x 13'2" (4.24m x 4.03m)

Front aspect double glazed sash window with views along the Malvern Hills, two ceiling light points, picture rail, feature cast Iron fireplace, school style radiator. Door to:

DRESSING ROOM 10'5" x 6'4" (3.18m x 1.95m)

Recess ceiling down lighters, range of fitted open wardrobes with hanging rails and shelving. Door to:

ENSUITE 9'2" x 6'5" (2.81m x 1.96m)

Side aspect obscure glass double glazed sash window, recessed ceiling down lighters, extractor, re-fitted white suite comprising: large walk in shower cubicle with rain fall and body showers, floating wash basin with storage below, push flush WC, heated towel rail, tile effect flooring.

BEDROOM TWO 19'7" x 13'7" (5.98m x 4.16m)

Dual aspect with front aspect double glazed window with views along the Malvern Hills and side aspect double glazed window, ceiling light point, picture rail, feature cast Iron fire surround with tiled sides, school style radiator.

BEDROOM THREE 13'2" x 11'5" max (4.02m x 3.48m max)

Side aspect double glazed sash window, ceiling light point, picture rail, feature cast Iron fireplace, school style radiator.

SHOWER ROOM 11'2" x 6'5" L shaped (3.42m x 1.96m L shaped)

Side aspect obscure glass double glazed sash window, recessed ceiling down lighters, extractor, re-fitted white suite comprising: large walk in shower cubicle with rain fall and body showers, floating wash hand basin with storage below, push flush WC, heated towel rail, tile effect flooring.

SECOND FLOOR LANDING

Rear aspect double glazed window, recess ceiling down lighters, smoke alarm, school style radiator. Door to:

BEDROOM FOUR 18'11" x 10'3" (5.77m x 3.13m)

Front aspect double glazed sash window, two ceiling light points, exposed beams, feature cast Iron fireplace, school style radiator, door to large walk in eaves store cupboard.

GUEST SUITE SITTING AREA / STUDY AREA 9'9" x 9'1" (2.99m x 2.79m)

Side aspect roof light, recessed ceiling down lighters, radiator, door to walk in eaves storage. Doors to:

BEDROOM FIVE 13'9" x 13'5" (4.21m x 4.09m)

Front aspect double glazed sash window with views over Victoria park to Malvern Priory and the Malvern Hills, two ceiling light points, feature cast Iron fireplace, radiator.

BATHROOM 13'0" x 10'3" (3.98m x 3.13m)

Rear aspect double glazed sash window, two ceiling light points, feature fireplace with exposed brick chimney breast, luxurious re-fitted white suite comprising: large slipper bath with mixer taps and shower to side, floating wash hand basin with storage below, push flush WC, heated towel rail, Karndean wood plank effect floor.

GARDENS

Cannock House sits behind a low wall and mature hedge. A pedestrian gate leads opens to a path to the front door, and double gates to the side open to a parking space for one car. Paths to either side of the property lead past flower and shrub beds to the rear garden. The majority of the garden to the rear is laid to lawn with paths leading from the rear of the house to the store and workshop. To the very rear of the garden is a decked area to take advantage of the views to the side over the garden to the house and the Malvern Hills in the distance.

WORKSHOP/HOME OFFICE 13'10" x 6'5" (4.23m x 1.97m)

Accessed via a door from the sun deck. Front aspect double glazed window, ceiling light point, power points.

STABLE/STORE 10'10" x 6'0" (3.31m x 1.84m)

Accessed via two stable doors, power and light, blue brick floor.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed along Worcester Road in the direction of Malvern Link. On reaching the area of shops, proceed to the crossroads and turn right into Pickersleigh Avenue. Turn immediately left into Victoria Park Road and Cannock House can be found on the left hand side shortly after the crossroads.

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: F

ENERGY PERFORMANCE RATINGS: Current: D59 Potential: B83

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

ASKING PRICE: £775,000



Approximate total area⁽¹⁾

273.06 m²

Reduced headroom

13.64 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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