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estate agents

**Wakelands, West Malvern Road,  
Mathon, Malvern, WR13 5NZ**

 **MAYFAIR**  
OFFICE GROUP



# West Malvern Road, Malvern, WR13 5NZ

Wakelands is a stunning detached property, situated in a quiet semi-rural location on the outskirts of Malvern at the foot of the Malvern Hills. Originally built in 1932, the property has been significantly extended and upgraded to a very high standard throughout. The beautiful accommodation includes: porch, snug, dining room, modern high specification breakfast kitchen, stunning sitting/family room with full width bi-folding doors to both external walls, utility and downstairs cloakroom. To the first floor are four double bedrooms, two with en-suite shower rooms and a further family bathroom. Outside, the gardens are immaculately landscaped with sections of lawn, stone chippings and porcelain pathways and patio seating that surround the house. There is extensive parking with the main driveway gated and generous, leading to the detached double garage with electric roller door. There is a further gated driveway to the rear with parking for another 4 cars or a perfect location for a motorhome or similar. There is a fully insulated workshop and a timber summerhouse/studio that would be perfect for home working and any hobby space. The property further benefits from solar powered water heating, LPG gas heating system and What really strikes you is the quiet tranquil location and open outlook from all parts of the property. We highly recommend a viewing to appreciate the position, generous outside space and outbuildings as well as the immaculate and high quality finish of this unique family home.



## **ENTRANCE PORCH**

uPVC double glazed porch with tiled floor.

## **HALLWAY**

Stairs to the first floor, glazed doors open to:

## **DINING ROOM 14'9" x 9'10" (4.51m x 3.00m)**

Dual aspect with front and side facing uPVC window, tiled floor with under floor heating, wall mounted air conditioning unit, open plan to:

## **LIVING / FAMILY ROOM 15'9" x 12'9" (4.82m x 3.90m)**

Impressive family sitting room with full width aluminium bi-fold doors, with integrated motorised blinds between the glass, to both sides which opens up to the garden and terrace, television point, tiled floor with underfloor heating, spot lighting.

## **SNUG 11'8" x 9'9" (3.58m x 2.99m)**

Front facing uPVC window with open views, recessed fireplace with Cast Iron wood burner, fitted storage, television point, tiled floor with underfloor heating, large under stairs storage cupboard, open to Inner Hallway, door to WC and Utility.

## **WC**

Low level WC, wash basin, tiled floor with under floor heating, extractor fan.

## **UTILITY 9'1" x 4'10" (2.77m x 1.48m)**

Side facing uPVC window, plumbing for washing machine and other appliances, central heating and underfloor heating system with LPG fired boiler and large hot water tank.

## **KITCHEN 11'8" x 11'5" (3.56m x 3.50m)**

Dual aspect with side facing uPVC window and double aluminium French doors, with integrated motorised blinds between the glass, opening into the garden. Contemporary style kitchen with range of fitted units and resin worktop over, inset double sink and drainer with instant boiling water/filtered water tap. Integrated NEFF appliances with inductor hob, extractor hood, double oven/stream oven, integrated microwave and plate warming drawer, integrated dishwasher, integrated fridge and freezer, television point, tiled floor with underfloor heating, pull out space saving storage cupboards, large larder cupboard, spot lighting, open plan to Living Family Room.

## **FIRST FLOOR - LANDING**

Light tube, spot lighting, doors to:

## **BEDROOM ONE 15'5" x 12'5" (4.72m x 3.80m)**

Dual aspect with side facing double glazed aluminium window to double doors with glass Juliet balcony to the rear, opens to garden, double built in wardrobe

with window seat, vaulted ceiling, spot lighting, tall radiator, sliding glass door to:

#### **EN-SUITE**

Large double shower with Hansgrome shower unit, sliding glass door, wash basin with fitted storage, heated towel rail, vaulted ceiling with automated Velux window, spot lighting, illuminated mirror.

#### **BEDROOM TWO 11'11" x 11'8" (3.64m x 3.57m)**

Dual aspect with side and rear facing double glazed aluminium windows, radiator, double doors to:

#### **EN-SUITE SHOWER**

Side facing uPVC double glazed window, shower cubicle with mixer shower, low level WC, wash basin, heated towel rail, extractor, spot lighting.

#### **BEDROOM THREE 14'10" x 9'10" (4.54m x 3.00m)**

Front and side facing uPVC double glazed window, radiator, television point, lovely views.

#### **BEDROOM FOUR 11'11" x 9'10" (3.64m x 3.01m)**

Front facing with two uPVC double glazed windows, period fireplace, alcove recess with storage cupboard, radiator, loft hatch. Open views.

#### **BATHROOM 8'5" x 5'5" (2.59m x 1.67m)**

Side facing obscure uPVC double glazed window, jacuzzi bath with shower over, low level WC, vanity unit with inset wash basin, heated towel rail, spot lighting, extractor fan.

#### **OUTSIDE**

##### **GARDEN**

The property is enclosed by a delightfully maintained and landscaped garden, laid out to sections and offering a delightful sunny outlook and views. Garden is well matured and well stocked. There is a well stocked and maintained fruit and vegetable garden to the front with railway sleeper beds, sections of lawn to the front and the side with hedgerow borders and shrub and flowering planting, small stream runs through the property with stone gabion edging, a small bridge over which connects to the additional parking area and storage area. The property is surrounded by a porcelain slab patio area that extends to a pathway leading around the house and to the double garage.

#### **WORKSHOP 22'5" x 17'2" max (6.84m x 5.24m max)**

Double glazed and insulated outbuilding with power and light, ideal as a workshop or home working space.

#### **STUDIO/SUMMERHOUSE 12'5" x 9'3" max (3.80m x 2.84m max )**

Timber and glass construction overlooking the garden, power and light are connected.

#### **ADDITIONAL GATED PARKING AREA**

Double gated access to second parking area, idea for motorhome or additional cars, greenhouse, large timber garden shed with two wood stores, bridge over stream to the main section of garden.

#### **DRIVEWAY AND DETACHED DOUBLE GARAGE**

Gated access to large parking area laid to stone chipping, leading to detached double garage with electric roller door, storage area and side door. Pathway leads to remainder of the garden and the house. Flat porcelain slab path extends around the property and to a patio terrace at the rear.

#### **DIRECTIONS**

From Great Malvern proceed along Worcester Road. Take the second left into North Malvern Road and continue in the direction of West Malvern. Continue up hill and bear right in to Croft Bank. Follow the country lane downhill and out of West Malvern and towards the village of Mathon. After approximately 1 mile, the driveway and entrance to the property will be indicated by a For Sale board on the right hand side. For more details or to book a viewing by appointment only, please call the 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.

SERVICES: Mains electricity and water are connected. LPG gas tank is sunken in garden. Drainage is a private modern treatment system in line with modern regulations. 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: Herefordshire Council (01432 260000); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: CURRENT: D55 POTENTIAL: B87

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

**ASKING PRICE - £775,000**



**Approximate total area<sup>(1)</sup>**  
139.97 m<sup>2</sup>

**Reduced headroom**  
1.06 m<sup>2</sup>

(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		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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