



**Allan Morris**  
estate agents

**33, Highfield Road, Malvern, WR14  
1HR**

 **MAYFAIR**  
OFFICE GROUP

## Highfield Road, Malvern, WR14 1HR

A substantial five bedroom, three bathroom, detached house in an elevated location which has been extensively refurbished and sympathetically restored to provide a wonderful light and airy family home. The accommodation with extends to over 2000 square feet comprises; entrance hall, bay windowed sitting room, study, dining room, 26' breakfast kitchen, cloakroom, cellar, five double bedrooms, two en-suites, main bathroom. The updated specification includes; reconditioned original sash windows to the front, replacement double glazed sash windows to the side and rear, new slate roof, new central heating system, and full electrical rewire. Original features including doors and staircase have been retained where possible. The property sits in an elevated corner plot with views all round, landscaped garden, and parking to the rear for three cars. Situated within walking distance of facilities in Malvern Link or Great Malvern, viewing is recommended to appreciate the size, location and outlook of this wonderful period home. No chain. PART EXCHANGE CONSIDERED.



### **ENTRANCE HALL**

Accessed via a gated pathway and door to the front, ceiling light point, school style radiator, Victorian style tiled floor and original staircase to first floor. Period refurbished doors to sitting room, study, dining room, breakfast kitchen, cloakroom and cellar.

### **SITTING ROOM 16'7" max x 11'9" max (5.08m max x 3.59m max)**

Front facing bay sash windows with views looking up to the Malvern Hills, ceiling light fitting, TV aerial point, telephone point, school style radiator, feature fireplace with fitted flue, carpeted.

### **STUDY 11'10" x 9'2" (3.61m x 2.81m )**

Rear facing window, ceiling light point, school style radiator, feature original art deco fireplace, carpeted.

### **DINING ROOM 14'9" max x 11'7" (4.51m max x 3.55m)**

Dual aspect with front facing window, and side facing bay sash window, ceiling light point, school style radiator, painted wood flooring.

### **BREAKFAST KITCHEN/FAMILY ROOM 26'10" x 11'7" (8.20m x 3.54m)**

Twin Side facing windows, ceiling light points, fitted kitchen comprising of a range of contrasting grey and blue floor and wall units. One and a half bowl sink unit, Integrated dishwasher, Cookmaster range style cooker with extractor hood over. Space for American style fridge-freezer. Large central island with cupboards, limestone tiled flooring and bi-folding doors opening to the rear garden patio for outside dining and entertaining. Large opening to the dining room.

### **REAR HALL**

Ceiling light point, side facing window, limestone tiled floor, stable door to rear garden, door to:

### **UTILITY ROOM/WC**

Rear facing window, ceiling light point, base units with work surface above with inset sink and drainer, space and plumbing for a washing machine and tumble dryer below, limestone tiled floor.

## **FIRST FLOOR LANDING**

Pendant light fitting, loft access, airing cupboard, fire, carpeted and doors to;

## **MAIN BEDROOM 13'9" x 11'9" (4.21m x 3.60m)**

Dual aspect with front and side facing windows with stunning views up to the Malvern Hills, ceiling light point, radiator, carpeted, door to;

## **EN-SUITE**

Front facing window, ceiling spot lights, extractor fan, shower, low level WC, wash hand basin, heated towel radiator, marble style tiled flooring and part tiled walls.

## **BEDROOM TWO 13'8" x 11'7" (4.18m x 3.55m)**

Side and rear facing window with far reaching views, ceiling light point, radiator, carpeted, door to;

## **EN-SUITE**

Rear facing double glazed window, ceiling spot light, extractor fan, shower, low level WC, wash hand basin, heated towel rail, marble style tiled flooring and part tiled walls.

## **BEDROOM THREE 11'9" x 9'1" (3.59m x 2.79m)**

Rear facing window with views, ceiling light point, radiator, carpeted.

## **BEDROOM FOUR 11'9" x 11'9" (3.60m x 3.60m)**

Dual aspect with front and side facing windows with views, =ceiling light point, radiator, carpeted.

## **BEDROOM FIVE 11'8" max x 7'10" (3.58m max x 2.41m)**

Side facing window, ceiling light point, radiator, carpeted.

## **MAIN BATHROOM**

Side facing double glazed window, ceiling spot light, extractor fan, panel bath with shower over, low level WC, wash hand basin, heated towel rail, marble style tiled flooring and part tiled walls.

## **CELLAR 11'10" x 11'10" (3.61m x 3.61m )**

Large space with lighting

## **OUTSIDE**

The property occupies a corner plot. Accessed from the front via a brick pillar gateway with leads to the front door. Rear garden with a patio area accessed from the breakfast kitchen/family room with space for an outside table and chairs, second paved area to the west side of the

property, formal lawn, outside water tap and stepped access to stone chip driveway with parking for three cars accessed via Lansdowne Road at the rear.

## **DIRECTIONS**

From the Allan Morris & Ashton office in Great Malvern proceed to the traffic lights and turn left onto Graham Road. Go to the end and turn right at the traffic lights onto the Worcester Road. Take the first left into Albert Park Road and then first right into Somers Road. Take the first left into Lansdowne Road the first left into Highfield Road and the property is the first on the right as indicated by the Allan Morris 'For Sale' board.

## **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

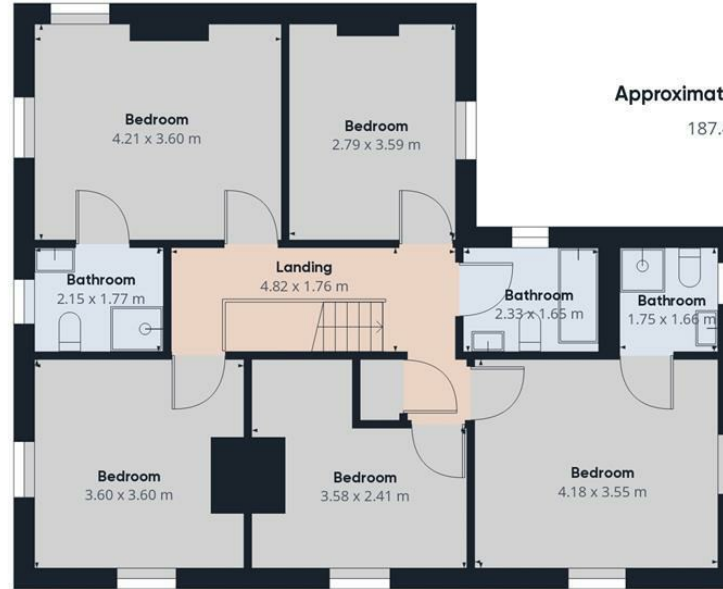
Service: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoings: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

Energy Performance Rating : Current: D67 Potential: B84

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE - £750,000**



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



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Excluding balconies and terraces

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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