



**Eaton Lodge, 4 Eaton Road, Malvern,
Worcestershire, WR14 4PE**

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Eaton Road, Malvern, WR14 4PE

An amazing opportunity to purchase a substantial six bedroom residence situated in a elevated position on the Eastern slope of the Malvern Hills with far reaching views over the Severn Valley to Bredon Hill. The property which has been well maintained by the current owners, but would benefit from some updating, and occupies a large mature plot with long driveway ample parking and a tandem garage to the side. The 3800 square feet of versatile accommodation extending over three floors, retains much of the original character and comprises; On the ground floor; entrance porch, entrance hall, study, magnificent 25' dining room, sun room, breakfast room, kitchen, utility, cloakroom. To the first floor; superb 25' drawing room, main bedroom suite with dressing room and large en-suite. second double bedroom, full bathroom. To the second floor; four further bedrooms, one en-suite. For sale with no onward chain. Please read the Agents note in the details regarding title.



ENTRANCE PORCH

Accessed via door from the driveway, windows to front and side aspect, storage cupboards, quarry tiled floor, door to:

ENTRANCE HALL

Front aspect window, ceiling light point, picture rail, two radiators, stairs to first floor with under stairs storage cupboard, doors to:

STUDY 15'9" x 12'3" nt 9'11" (4.81m x 3.75m nt 3.03m)

Front aspect window, side aspect sash window with shutters to side, ceiling light point, coving, picture rail, two radiators, two floor to ceiling bookcases.

DINING ROOM 25'6" x 13'10" (7.78m x 4.22m)

Side aspect sash windows with shutters to side, side aspect double doors to sun terrace, two ceiling light points, coving, feature fire surround, three radiators, door to inner hall, glazed doors to:

GARDEN ROOM 14'10" x 11'11" (4.54m x 3.65m)

Triple aspect with windows to side enjoying panoramic views over Worcestershire, door to sun terrace, vaulted ceiling, two ceiling light points, radiator, glazed door to:

BREAKFAST ROOM 12'10" x 12'7" (3.92m x 3.86m)

Side aspect sash windows with window seat, ceiling light point, picture rail, opened fireplace with storage cupboard to either side, two radiators, open doorway to:

KITCHEN 11'8" x 8'4" (3.58m x 2.55m)

Side aspect sash window, ceiling light point, fitted kitchen comprising: range of floor and wall mounted units under a stone effect work top, one and a half bowl stainless steel sink unit, La Canche five hob gas cooker with double oven and extractor over, part tiled walls, quarry tiled floor.

INNER HALL

Rear aspect window, three ceiling light points, large walk in storage cupboards/linen cupboards/pantry, two radiators, servants staircase to first floor, quarry tiled floor, door to:

UTILITY 14'2" x 7'0" (4.33m x 2.14m)

Twin side facing sash windows, ceiling light point, stainless steel sink unit, space and plumbing for washing machine, dishwasher, tumble dryer, tall fridge freezer, space for further appliances, built in storage cupboards, radiator, quarry tiled floor, door to:

REAR HALL

Windows and doors to both side aspects, ceiling light point, wall mounted Vallant gas boiler, quarry tiled floor, door to:

CLOAKROOM

Ceiling light point, WC, quarry tiled floor.

FIRST FLOOR MAIN LANDING

Front aspect window, two ceiling light points, picture rail, two wall light points, radiator, door to rear landing, door to:

DRAWING ROOM 25'5" max x 18'2" max (7.75m max x 5.55m max)

Front aspect square bay sash window, side aspect sash bay window with views over Worcestershire countryside to Bredon Hill and the Cotswolds, ceiling light point, coving, picture rail, feature fireplace with painted surround, two wall light points, four radiators.

MAIN BEDROOM 15'4" max x 14'6" max (4.68m max x 4.43m max)

Side aspect sash windows with views over Worcestershire, ceiling light point, coving, picture rail, two wall light points, radiator, door to:

DRESSING ROOM 8'8" x 8'5" (2.66m x 2.58m)

Side aspect sash windows with panoramic views over Worcestershire, ceiling light point, picture rail, door to:

ENSUITE 11'1" x 8'3" + wardrobe (3.38m x 2.53m + wardrobe)

Side aspect sash window, ceiling light point, bath with shower over, wash hand basin, WC, white range of built in wardrobe and storage cupboards, radiator.

BEDROOM TWO 16'3" max x 15'0" max (4.97m max x 4.59m max)

Triple front aspect sash windows, two ceiling light points picture rail, two radiators.

BATHROOM 10'4" x 7'11" (3.15m x 2.42m)

Side aspect sash window, ceiling light point, picture rail, panel bath with shower over, pedestal wash hand basin, WC, radiator.

REAR LANDING

Side aspect sash window, built in storage cupboard, built in linen cupboard, stairs to second floor:

SECOND FLOOR LANDING

Ceiling light point, door to:

BEDROOM THREE 20'4" x 13'0" (6.20m x 3.97m)

Dual aspect with front and rear facing sash windows, two ceiling light points, picture rail, radiator.

BEDROOM FOUR 12'8" x 9'6" (3.87m x 2.91m)

Front aspect sash windows, ceiling light point, access to roof space, radiator.

BEDROOM FIVE 13'0" x 12'11" (3.98m x 3.96m)

Side aspect windows with panoramic views over Worcestershire to Bredon hill, ceiling light point, picture rail, fire surround, radiator, built in double wardrobe with hanging rail and shelving.

BEDROOM SIX 16'0" x 9'1" (4.90m x 2.79m)

Rear aspect window, two ceiling light points, built in wardrobe and storage cupboards, door to:

ENSUITE 6'8" x 6'7" (2.05m x 2.01m)

Rear aspect windows, ceiling light point, panel bath with shower over, pedestal wash hand basin, WC, radiator.

GARDENS

Accessed via a long tarmac drive from Eaton Road which leads up to parking area to the front of the house and the tandem garage. The large plot sits between Eaton Road and Westminster Road, and has been extensively terraced over the years to provide various level seating areas, lawns, mature trees and shrubs, vegetable beds and an enclosed courtyard to the rear.

TANDEM GARAGE 32'1" x 8'4" (9.80m x 2.56m)

Front aspect up and over style door, ceiling light point, power points, painted concrete floor, window and door to rear.

DIRECTIONS

From our office in Great Malvern proceed across Belle Vue Terrace towards Malvern Wells, pass the Railway Inn on the right and then turn right into Eaton Road. Continue along Eaton Road and Eaton Lodge is the last driveway on the right before the junction with Westminster Road, as indicated by the Allan Morris 'For Sale' board.

ADDITIONAL INFORMATION

TENURE: We understand the property to be 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: E43 Potential: C69

SCHOOLS INFORMATION: Local Education Authority: Worcestershire

ASKING PRICE - £675,000**AGENTS NOTE**

The property has been in the hands of the current owners since 1994. At this point their deeds were held by Barclays Bank. The deeds were sent by the bank to the vendors in 2015. The deeds have been lost between then and when they moved out and into their current home earlier this year. Without the original physical deeds, the Land Registry have been unable to provide an absolute title, and only a possessory title. The owners therefore currently have possessory title. Full title can be applied for with the Land Registry once the possessory title has been held for 12 years. The possessory title can be passed onto the new owners and so the 12 year period has already begun.

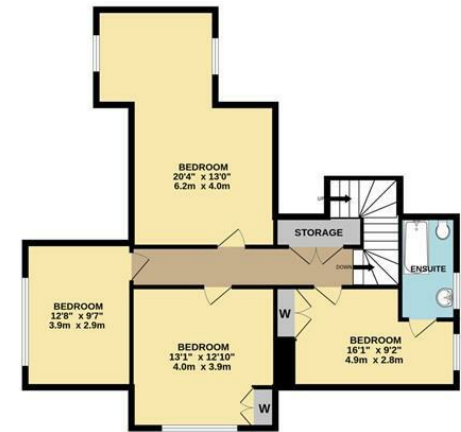
GROUND FLOOR
1740 sq.ft. (161.7 sq.m.) approx.



1ST FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



2ND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 3805 sq.ft. (353.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Material Information Report

