



**Allan Morris**  
estate agents

**Wookeys Hollow, Meadow Road, Malvern,  
Worcestershire, WR14 2SD**

 **MAYFAIR**  
OFFICE GROUP

## Meadow Road, Malvern, WR14 2SD

A superb and unique property situated in a central location, close to all the amenities and transport links of Great Malvern, Malvern Link and Barnards Green. Wookeys Hollow is an individual and very well proportioned modern property that comprises; porch, hallway, sitting room, dining room, breakfast kitchen, study/snug, cloakroom, spacious first floor study landing, four double bedrooms, master with en-suite and a family bathroom. The property has a garage with electric roller door and a utility area. To the fore, the property has a large resin driveway for ample off-road parking. The house and garage are fitted with a security alarm system. To the rear is a major feature of this property, a long landscaped rear garden with a stream running along the length, the rest being laid to lawn with mature hedgerow and shrub planting. Around the property is a large south facing terrace area for outside entertaining, steps then lead you down the garden with the stream on your right. At the far end is a Scandinavian Hobbit House with firepit for cosy evenings. Wookeys Hollow is a unique and fantastic family home, situated in a very central location for all that Malvern has to offer, must be viewed to be appreciated.



### 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.

### ENTRANCE PORCH 3'8" x 6'2" (1.13m x 1.90m)

uPVC front door, radiator, matted floor.

### HALLWAY 20'11" x 7'6" (6.39m x 2.29m)

Stairs to first floor, Karndean flooring, double built-in storage cupboard, under stairs storage cupboard, two radiators, telephone and broadband point, doors to:

### KITCHEN 15'2" x 14'6" (4.64m x 4.44m)

Two front facing uPVC windows, side facing uPVC door, range of contemporary eye and base level units with granite worktops, large central island unit, one and a half sink and drainer unit with a mixer tap incorporating a Quooker instant hot water source, integrated double fridge and dishwasher. Rangemaster range cooker with five ring gas hob and extractor hood over, tall radiator, spot lighting and under/over unit lighting, double doors open to:

### DINING ROOM 10'2" x 10'7" (3.12m x 3.23m)

Dual aspect with side and rear facing windows, radiator, door to hallway.

**STUDY/SNUG 8'3" x 9'0" (2.53m x 2.76m)**

Rear facing uPVC French doors which open to the garden, radiator, television point.

**WC**

Rear facing obscure uPVC window, low level WC, wash basin, radiator, wood effect floor, extractor fan.

**SITTING ROOM 15'6" x 14'11" (4.73m x 4.55m)**

Dual aspect with side facing uPVC windows, rear facing French doors opening to the garden, television point, radiator, feature recessed living flame gas fire.

**FIRST FLOOR LANDING 21'1" x 7'9" (6.45m x 2.38m)**

Front facing uPVC window, radiator, loft access, space for desk/studying area, wooden spindle banister, doors to:

**BEDROOM ONE 10'9" (15'0" into door recess) x 15'0" (3.29m (4.59m into door recess) x 4.58m)**

Dual aspect with two side facing and two rear facing windows and blackout blinds. Full width wardrobes.

**EN-SUITE**

Double shower, low level WC and wash basin, extractor fan, spot lighting, heated towel rail, storage cupboards.

**BEDROOM TWO 10'8" x 13'8" (3.26m x 4.17m)**

Front facing with two front facing uPVC windows, blinds and curtains, radiator.

**BEDROOM THREE 10'7" x 12'11" (3.25m x 3.95m)**

Front facing with two front facing uPVC windows, blinds and curtains, radiator.

**BEDROOM FOUR 10'1" x 12'11" (3.09m x 3.95m)**

Two rear facing uPVC windows, blinds and curtains, radiator.

**BATHROOM 10'0" x 10'7" (3.06m x 3.24m)**

Rear facing obscure uPVC window, panel bath with shower attachment over, low level WC, wash basin with storage cupboard below and over, low level WC, radiator, extractor fan, airing cupboard with slatted wooden shelving.

**FRONTAGE AND DRIVEWAY**

The property has a newly laid resin driveway across the fore for 4-5 cars. There is gated side access and a detached shed to the other side. Access to the garage with electric roller door.

**GARAGE / UTILITY 19'0" x 11'10" (5.80m x 3.61m)**

Electric roller door, utility with range of cupboards and storage, sink and drainer unit, plumbing for washing machine and tumble dryer.

**REAR GARDEN**

To the rear is the real unique selling point of this property, a long winding landscaped rear garden with a stream running along the length, the rest being laid to lawn with mature hedgerow and shrub planting. Around the property is a large south facing terrace area for outside entertaining, gated side access, a pergola covered area to the rear of the snug and home bar. Steps then lead you down to the garden with the shallow stream on your right, with thoughtful waterside planting and a decked seating area. At the far end is a Scandinavian Hobbit House with firepit for cosy evenings, equipped with cooking equipment, lighting and wi-fi. The garden is a real sanctuary in the middle of Malvern.

**DIRECTIONS**

From the office of Allan Morris in Malvern, follow the Worcester Road in the direction of Malvern Link. Pass the fire station on the left and then take the next turning on the right into Pickersleigh Road. Continue along the side of the common and take the first right into Cedar Avenue and right again into Meadow Road. Wookeys Hollow can be found on the left hand side, indicated by the Allan Morris For Sale notice. For more details or to book a viewing, please call our Malvern office on 01684561411

**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: G

ENERGY PERFORMANCE RATINGS: Current: Potential: TBC

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

**ASKING PRICE**

£650,000



**Approximate total area<sup>(1)</sup>**

188.52 m<sup>2</sup>

(1) 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.

**GIRAFFE360**

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