



Allan Morris
estate agents

**Walden, Blackheath Way, West
Malvern, WR14 4DR**

 **MAYFAIR**
OFFICE GROUP

Blackheath Way, West Malvern, WR14 4DR

A stunning, four/five bedroom, detached, family home, perfectly positioned to take advantage of the panoramic views of the sunsets over the Herefordshire countryside, for sale with no onward chain. The versatile accommodation of over 2400 square feet, has been sympathetically improved by the current owners over the last 20 years, comprises of; entrance hall, cloakroom, split level sitting room with long balcony, large L-shaped bespoke Cathedral Kitchens solid wood dining kitchen with matching breakfast island, boot room, family room/gym, utility, converted original 'Gardeners Cottage' currently providing an independent two room office suite with potential for adaption as an independent annex for multi generational living (STPP), main bedroom with en-suite, guest bedroom with dressing room/study, two further double bedrooms. Further benefits include; gas central heating (new boiler February 25), double glazing, gated block paved driveway, and large store room. The property sits in a mature private landscaped, west facing garden of 0.3 acres with balconies and sun terraces designed to make the most of the stunning views. Rarely available for sale in a very sought after location and with such wonderful views, viewing is recommended to appreciate the size and outlook of this home on offer. No onward chain.

CANOPY PORCH

Courtesy light, obscure glass double glazed door with two obscured fixed screen to the right of the door, leading to:

ENTRANCE HALL

Ceiling light points, access to roof space, wooden floors, stairs to lower ground floor, doors to;

CLOAKROOM

Side facing double glazed window with far reaching views to Shropshire, recessed ceiling down lighters, re-fitted white suite comprising: wash hand basin with storage below, push flush WC, part tiled walls, heated towel rail, tiled floor.

SITTING ROOM 26'2" max x 16'9" max (7.99m max x 5.11m max)

L shaped, split level sitting room with three rear facing double glazed windows with panoramic views over Herefordshire countryside, to the Black Mountains, three ceiling light points, contemporary open fireplace with stone surround and slate hearth, two radiators, wooden flooring, stairs to first floor, double glazed door to large balcony with stainless steel and glass balustrade which links to the kitchen diner and with space to sit outside and enjoy the views.

BEDROOM FOUR/OFFICE 11'7" x 7'6" (3.54m x 2.29m)

Dual aspect with front and side facing double glazed windows, recessed ceiling downlighters, radiator.



DINING KITCHEN 26'4" x 17'9" max (8.03m x 5.42m max)

Large light and airy L shaped dining kitchen, comprising of:

KITCHEN AREA 26'4" x 11'9" (8.03m x 3.59m)

Two front aspect double glazed windows, recessed ceiling downlighters, colour changing ceiling light. Bespoke solid wood 'Cathedral Kitchens' fitted kitchen comprising of a matching range of floor and wall mounted solid wood units under a black granite work top with matching island breakfast bar and including a large bespoke dresser unit. One and a half bowl sink unit, Kenwood Stanley stainless steel five hob, two oven cooker with stainless steel extractor over, integral dishwasher, space and plumbing for tall American Style fridge freezer, tiled floor with electric underfloor heating, open plan to:

DINING AREA 14'7" x 8'7" (4.45m x 2.64m)

Dual aspect with side facing double glazed windows looking towards Much Marcle and Herefordshire countryside, and twin rear aspect double glazed doors giving fabulous views to the Welsh border and giving access to the stainless steel and glass balcony also accessed from the sitting room, colour changing ceiling light, wall light points, radiator, continued tiled floor with underfloor heating, door to:

BOOT ROOM

Also accessible from the drive, large double glazed corner window with far reaching views to the South and West, recessed ceiling downlighters, door to rear garden, built in boots and meter cupboard, radiator, tiled floor, glazed door to:

FAMILY ROOM/GYM 15'7" max x 13'4" max (4.77m max x 4.08m max)

Side aspect double glazed window, recessed ceiling downlighters, built in storage cupboard, radiator, wood plank effect flooring, door to:

LAUNDRY ROOM 5'0" x 3'8" (1.52m x 1.12m)

Recessed ceiling downlighters, wall mounted gas boiler, space and plumbing for washing machine.

SECOND FLOOR LANDING

Accessed from the spiral staircase from the sitting room. Recessed ceiling downlighters, door to walk-in loft storage, open doorway to:

HOME OFFICE / OCCASIONAL BEDROOM 13'6" x 8'8" (4.14m x 2.66m)

Dual aspect with side facing double glazed window and large rear facing double glazed roof light with fitted blinds and far reaching panoramic views westerly to the Brecon Beacons, ceiling light point, radiator, eaves storage..

LOWER GROUND FLOOR HALL

Built in laundry cupboard with wall mounted boiler (new Worcester boiler installed Feb 25), and slatted shelving, high level ceiling, ceiling light points, radiator, under stairs storage area, engineered wood flooring. Doors to:

MAIN BEDROOM 15'6" x 13'1" + door recess (4.73m x 4.00m + door recess)

Two rear facing double glazed windows overlooking the garden and with far reaching views to the Welsh border, recessed ceiling downlighters, ceiling light point, built in wardrobe, two radiators, wood laminate flooring. Door to:

ENSUITE 8'1" max x 7'5" max (2.47m max x 2.28m max)

L shaped, recessed ceiling downlighters, extractor, contemporary bowl wash hand basin with storage below, Insignia steam cabin shower cubicle, push flush WC, heated towel rail, tiled walls, tiled floor.

STUDY/DRESSING ROOM 21'3" x 6'7" narrowing to 14'9" (6.50m x 2.01m narrowing to 4.50m)

Side aspect double glazed window, recessed ceiling down lighters, radiator. Door to:

BEDROOM TWO 18'5" x 8'8" (5.63m x 2.65m)

Dual aspect with side facing double glazed window and rear facing double glazed doors to rear garden and offering great views over the gardens to the Welsh border, recessed ceiling down lighters, radiator, wood plank effect flooring.

BEDROOM THREE 9'10" x 9'10" (3.02m x 3.01m)

Rear aspect double glazed window with far reaching views, ceiling light point, radiator, built in wardrobe.

BATHROOM 8'6"x 7'6" (2.60mx 2.29m)

Side aspect double glazed recessed ceiling down lighters, extractor, white suite comprising: large corner bath with shower over and screen to side, contemporary wash hand basin with storage below, push flush WC, heated towel rail, part tiled walls, tiled floor.

GARDENERS COTTAGE - OFFICE 12'0" x 9'5" (3.67m x 2.88m)

The property sits on the plot of an original period gardeners cottage. The original cottage has been sympathetically converted to provided an independently accessed two roomed office suite. There is also potential to convert this space to an independent annex subject to planning. Accessed via a part glazed stable door from the drive, side facing window, high level roof light, ceiling light point, vaulted ceiling, radiator, wood plank effect flooring, door to:

GARDENERS COTTAGE - OFFICE TWO 9'8" x 7'1" (2.96m x 2.16m)

Two side aspect double glazed windows, roof light, ceiling light point, wood plank effect flooring.

STORE ROOM 15'10" max x 6'7" max (4.85m max x 2.03m max)

L shaped, accessed from the drive, with rear facing window, ceiling light point. Provides great storage for garden tools and bicycles.

FRONT GARDEN

Walled front garden accessed via twin wrought iron gates from Blackheath Way which open to a block paved parking area for a number of cars. There are mature flower and shrub beds to the side and mature specimen trees providing additional privacy from the road.

REAR GARDEN

Large private landscaped rear garden with far reaching views over Herefordshire to the Brecon Beacons. The garden has been landscaped and the trees maintained to take full advantage of the westerly views over the Herefordshire countryside to the sunset. There are two large glass and stainless steel balustrade decks with lighting in the main deck, one currently used to site a hot tub with plenty of space to also have a table and chairs for entertaining and al fresco dining. The other houses the large octagonal summer house allowing the views to be enjoyed in all weathers. External lights. The remainder of the garden is laid to lawn with a wide array of mature shrubs and specimen trees, Paths lead around the garden through flower and shrub beds, past two ornamental ponds, and to a utility area for composting to the rear.

SUMMER HOUSE 7'5" x 9'4" (2.27m x 2.86m)

Timber framed and glazed all round, bench seating to seven sides positioned around a centre table, ceiling light and heater, additional strip lighting.

DIRECTIONS

From the Allan Morris office in Great Malvern go in the direction of Ledbury. Take the first right onto Wyche Road, in the direction of Colwall. Go up the hill, through the Wyche Cutting and take the first right onto West Malvern Road. Follow the road along for approximately 1 mile, then take a sharp left hand turn into Harcourt Road, then a right hand turn into Blackheath Way. The property will be found on your left hand side. To arrange a viewing or with any queries please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

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: C75 Potential: C80

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

ASKING PRICE - OFFERS OVER £875,000



(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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