



Allan Morris
estate agents

**Parkwood Lodge, West Malvern Road, Malvern,
WR14 4DH**

 **MAYFAIR**
OFFICE GROUP

West Malvern Road, Malvern, WR14 4DH

A highly individual property and a rarely found position on the western slopes of the Malvern Hills. The property is set in a secluded plot, surrounded by mature woodland and benefitting from the far reaching westerly views towards the Brecon Beacons from its elevated position. Set in approximately half an acre that includes a special piece of bluebell & oak woodland, yet only 5 minutes in a car from Waitrose and shops of Great Malvern. The property comprises; entrance hallway with ground floor bathroom, large sitting room with views, dining kitchen, garden room, snug/second sitting room and master bedroom. To the lower ground floor is a hallway and utility, laundry room, additional reception room and further bedroom. The current owners needs has arranged the house with two bedrooms, however the snug and lower floor reception room could configure the property with three or four bedrooms. The lower ground floor could potentially be configured as an annex. Outside the property is approached via a private road, with gated driveway for several cars, the driveway leads to a detached timber framed garage. The additional benefit of this secluded location is the addition of mains gas to the property. Parkwood Lodge has very attractive and landscaped gardens, with many sections of interest and mature planting, with the additional benefit of a large timber cabin set into the woodland that would be an ideal home office or studio, or even additional accommodation. A delightful position and plot with flexible accommodation, which we highly recommend a viewing of to fully appreciate what's on offer.



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.

ENTRANCE HALLWAY

Wooden front door, two side facing double glazed windows, tiled floor, radiator, steps up to sitting room.

SITTING ROOM 23'10" x 16'8" max (7.27m x 5.09m max)

Dual aspect with far reaching views to the West, recessed gas fire and

feature corner situated Cast Iron multi fuel burner, two radiators, split level, television point, exposed beam, sliding door to garden room, door to bedroom, door to kitchen dining room.

KITCHEN DINING ROOM 14'9" x 17'10" max (4.50m x 5.44m max)

Dual aspect with side and rear facing double glazed window, range of eye and base level units, roll work top, Bosch ceramic electric hob, electric double oven, sink and drainer unit, space for fridge freezer, exposed ceiling beams, tiled floor, door to:

GARDEN ROOM 11'9" x 10'11" (3.60m x 3.34m)

Dual aspect with double glazed windows and far reaching views across Herefordshire, electric heater, tiled floor.

SHOWER ROOM 9'11" x 7'8" (3.04m x 2.35m)

Side facing window, power shower cubicle, low level WC, bidet, wash basin, two radiators, tiled floor, exposed beams, electric heater, extractor fan, illuminated mirror.

BEDROOM 14'0" x 11'0" (11'10" x 11'0" to wardrobes) (4.27m x 3.37m (3.61m x 3.37m to wardrobes))

Side facing double glazed window, range of built in furniture, radiator, television point.

SNUG 13'11" x 10'5" (4.26m x 3.20m)

Dual aspect side and rear facing double glazed window, two radiators, television and telephone point, corner display shelving.

LOWER GROUND FLOOR

Spiral staircase down from kitchen to hallway, radiator, tiled floor, open archway to:

UTILITY ROOM 4'11" x 4'8" (1.52m x 1.43m)

Rear and side facing double glazed window, low level storage units with inset one and a half sink drainer unit, continued tiled floor, radiator, far reaching view.

LAUNDRY 8'9" x 7'4" (2.69m x 2.25m)

Internal stable door, internal windows, space and plumbing for washing machine and tumble dryer, space for further appliances, tiled floor, spot lighting, fitted shelving. A restricted headroom, useful storage area is accessed through a small door at the rear of the laundry and extends behind both the shower room and laundry

SHOWER ROOM 7'8" x 5'7" (2.35m x 1.72m)

Corner shower cubicle, vanity unit with wash basin, low level WC, radiator, tiled floor, extractor fan, electric heater.

RECEPTION ROOM 11'1" x 11'7" (3.40m x 3.55m)

Dual aspect with two double glazed windows, side facing door opens to garden, radiator, wood effect floor, door to:

BEDROOM 16'9" x 11'8" max (5.11m x 3.58m max)

Dual aspect with double glazed rear facing and double glazed side facing bay window, radiator, wood effect flooring, spot lighting, door to:

CUPBOARD/BOILER CUPBOARD 5'9" x 3'0" (1.76m x 0.93m)

Wall mounted Worcester gas boiler, wall mounted shelving, wood effect floor.

OUTSIDE

Property approached via a private road down from West Malvern Road, through the gated entrance onto the engineering brick paved driveway. The driveway then sweeps around the rear of the property, providing lots of off road parking and leads to a detached, timber garage, with electric roller door and connected power. The gardens for the property extend around the main house, with distinctly different parts and areas of interest. With

sections of planting, seating and dining space, paths and archways as well as a water feature. The garden extends to the front onto a decked seating area from where to enjoy the westerly views with a drink. Part of the garden has a woodland feel to it and this is where the Timber Cabin (4.70m x 3.40m) is situated in a slightly elevated position. The cabin has power connected and would be a perfect home office or studio space, or even some additional accommodation if required for guests. There is also a Fuel Store for Logs and Smokeless fuel situated by the gated entrance, a Dog Kennel /compound currently used for material storage and a timber Gazebo on the Eastern terrace. You really do get a sense of privacy and tranquility in the gardens of Parkwood Lodge.

DIRECTIONS

From the Allan Morris Office in Great Malvern across Belle Vue Terrace and onto the Wells Road. Proceed for a short distance and take the first right onto the Wyche Road. Follow the road uphill and pass through the Wyche cutting. Take the second right immediately after passing through the cutting onto West Malvern Road. Continue for some distance and take the unmade track on the left hand side, just after the Southern entrance to the West of England Malvern Hills Conservators car park on the right, Parkwood Lodge can be found after about 100 yards. For further information or to arrange a viewing please contact us 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 are included in the sale price. Other items, such as carpets, curtains and furnishings, may be available by separate arrangement

SERVICES: Mains gas, mains electricity and water are connected. Drainage is private by Septic Tank. 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 RATINGS: Current: C71 Potential: A92

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

ASKING PRICE

£795,000



Approximate total area⁽¹⁾

164.08 m²

Reduced headroom

0.57 m²

(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

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.





