



Silver Trees, 223 Wells Road, Malvern, WR14 4HF

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

223 Wells Road, Malvern, WR14 4HF

Silver Trees is a most attractive, substantial and extremely well proportioned unique detached family home. Situated in Malvern Wells on the eastern side of the beautiful Malvern hills, the property occupies a large plot with delightful garden front and rear and views from its elevated position. Comprising; Reception hallway, sitting room, dining room, snug/second sitting room, breakfast kitchen, wc, lower ground floor reception/family room that has a range of possible uses, such as a library, games room, cinema or maybe a separate annex. To the first floor are three large en-suite bedrooms and to the second floor are three further double bedrooms and a shower room. The property is approached via a block paved driveway that leads you to the house and up to the detached double garage. The rear gardens really are a delight, full of points of interest and specimen plants and flowering borders. This is a fine detached family home, individually designed and particularly spacious, with views to the rear and a delightful plot, an early viewing is absolutely essential.



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.

RECEPTION HALLWAY

Stair case leads up to the first floor and down to the lower ground floor, radiator, tiled floor, door to:

WC

Side facing obscure double glazed window, low level WC, wash basin, tiled floor, extractor fan.

SITTING ROOM 23'8" x 16'3" (7.22m x 4.96m)

Dual aspect front facing double glazed bay window, two rear facing double French doors open to the rear terrace, marble fireplace with living flame gas fire, two radiators and television point.

BREAKFAST KITCHEN 17'0" x 19'2" (5.19m x 5.85m)

Dual aspect with rear facing double glazed window, range of solid wood eye and base level units, granite worktops, inset double ceramic sinks, central island unit.

DINING ROOM 11'6" x 15'2" (3.51m x 4.62m)

Side facing double glazed window, double doors to kitchen and to entrance hallway, radiator.

SNUG 11'3" x 11'10" (3.43m x 3.61m)

Front facing double glazed window overlooking front garden, radiator, television point, possible use as office.

LOWER GROUND FLOOR

HALL AREA

Wooden spindle staircase, radiator, wooden floor.

CLOAKROOM

Storage for coats and shoes.

FAMILY ROOM/LIBRARY 32'10" x 18'2" (10.01m x 5.55m)

Rear facing obscure uPVC door to the garden, two radiators, telephone point. This area has potential use as an annex, games room, or cinema room. Door to:

SHOWER ROOM

Corner shower, low level WC, wash basin, tiled floor.

KITCHENETTE 11'8"x 5'10" (3.57mx 1.78m)

Range of fitted kitchen units, doors to;

BOILER ROOM

Wall mounted gas boiler, two pressurised water cylinders.

UTILITY ROOM

worktop with inset sink, plumbing for washing machine and other appliances, tiled floor.

FIRST FLOOR

FIRST FLOOR LANDING

With rear facing double glazed window on half landing, feature glass brick wall, wooden spindle banister.

BEDROOM ONE 21'0" x 16'3" (6.42m x 4.96m)

Dual aspect two rear facing double glazed windows, front facing double glazed window, two radiators, television and telephone points, spot lighting, door to:

EN SUITE ONE

Front facing double glazed window, corner shower, low level WC, twin wash basin, spot lighting, extractor fan.

BEDROOM TWO 15'0" x 19'2" (4.58m x 5.85m)

Front and side facing double glazed window overlooking the front garden, radiator, television point.

EN SUITE TWO

Corner shower cubicle, low level WC, wall hung wash basin, tiled walls and floor, radiator, spot lighting.

BEDROOM THREE 19'2" x 13'8" (5.85m x 4.18m)

Two rear facing double glazed windows with lovely views, two radiators, television and telephone point, views, archway to ensuite.

EN SUITE THREE

Side facing double glazed window, double end bath, walk-in shower cubicle, low level WC, wash basin, tiled walls, spot lighting extractor fan.

SECOND FLOOR

Continued wooden spindle banister, large storage cupboard off landing, doors to:

BEDROOM FOUR 19'2" x 13'0" (5.85m x 3.97m)

Front facing double glazed window and Velux roof window, satellite and television point.

BEDROOM FIVE 20'4" x 19'2" (6.22m x 5.85m)

Dual aspect rear facing double glazed window and side facing Velux roof window, two radiators.

BEDROOM SIX 15'3" x 16'3" (4.65m x 4.97m)

Two rear facing velux style roof window, radiator, telephone and television point.

SHOWER ROOM

Corner shower, low level WC, wall hung wash basin, fitted walls, radiator, extractor fan.

GARAGE 22'2" x 18'4" (6.76m x 5.61m)

Detached double garage, front facing double glazed window, twin electric up and over door, vaulted ceiling.

FRONTAGE

Block paved driveway offers parking for eight to ten cars and leads down from the road frontage to the detached garage. Flanked by very attractive and well stocked flowering and herbaceous borders, external lighting, Sloped path leads to the front door. The front garden is very established with pathways leading through the shrubs and trees. Gated access to the rear garden

REAR GARDEN

A truly beautiful and substantial rear garden, with an easterly situation, that has been carefully and expertly cultivated, developed and evolve to a tranquil and wonderland of a garden. Initially laid out to an elevated terraced patio seating area to the rear, accessed from the sitting room and kitchen, behind the garage is a potting shed with power and light. The steps and pathways lead you down through beautiful multiple level landscaped and fantastically well stocked borders, with points of interest and specimen plants at very turn. Section of lawn and lawned paths leads you through to a pond with feature and waterfall, and a timber summer house at the farthest corner. The garden is secure and enclosed by timber fencing.

DIRECTIONS

From Great Malvern, head south on Grange Road towards Abbey Road, turn left onto Abbey Road. In 0.5 miles take a slight left onto Wells Road/ A449 then keep right to continue along Wells Road/ A449. Passing the petrol station on the left the driveway for the property is shortly found on the left hand side indicated by the For Sale sign. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

ADDITIONAL INFORMATION

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 Performances Rating: Current: C79 Potential: B83
Schools Information: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £1,100,000



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Material Information Report



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