



10, Church Down Road, Malvern, WR14 3JX

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



## Church Down Road, Malvern, WR14 3JX

An extended, detached family home with a third of an acre of well kept gardens, located in a highly sought after cul-de-sac.

The property has a view of the Malvern Hills from the front and is within a short walk of Peachfield Common, St Andrews Church, local shops in Poolbrook and a range of schools, shops and facilities in Barnards Green.

Briefly comprising:- reception hall, sitting room, dining room, study, kitchen snug and breakfast room, open to kitchen, utility, cloakroom, four bedrooms, ensuite shower room and family bathroom. The gardens occupy a corner plot and have a large lawn, wildflower areas, wildlife pond, mature planted flower and shrub beds, composting areas, garden sheds and storage. Parking is on the drive to the fore of the garage. The property benefits from solar panels, plus gas central heating and double glazing.

Viewing recommended to appreciate the position, space and gardens this home has to offer.



### RECEPTION HALL

With uPVC door and adjacent window with view of the Hills, initial tiled floor, radiator, stairs to first floor, burglar alarm control panel, central heating thermostat, telephone point. Doors to:

### SITTING ROOM 25'10" x 10'3" (7.89m x 3.14m)

Front aspect double glazed window with view of the Hills, rear aspect double glazed window and double glazed door to garden, two radiators, Farmington sandstone fireplace with living flame gas fire.

### DINING ROOM 15'11" x 8'9" (4.87m x 2.69m)

Rear aspect double glazed window and double glazed door to garden, door to kitchen, radiator.

### KITCHEN SNUG 21'7" x 8'10" (6.59m x 2.71m)

With built-in cupboards, double doors to Study. Open to Breakfast Room.

### STUDY 12'8" x 8'5" (3.87m x 2.57m)

Front aspect double glazed window with view of the Hills, radiator.

### BREAKFAST ROOM

Rear aspect double glazed window, double radiator, fitted dresser style units to match kitchen with quartz worktop. Open to:

### KITCHEN 12'4" x 8'8" (3.76m x 2.66m)

Rear aspect double glazed window, fitted kitchen units with quartz worktops and including double sink unit, mixer tap, four ring ceramic hob, overhead extractor, double oven under, plumbing and space for dishwasher, space for fridge freezer. Door to:

### UTILITY ROOM 13'1" x 4'3" (3.99m x 1.32m)

Rear aspect double glazed door to garden, side aspect double glazed window, double sink unit with single drainer and cupboard under, plumbing for washing machine, space for appliances, wall mounted Worcester gas central heating boiler, radiator, extractor fan. Doors to:

### CLOAKROOM

Front aspect double glazed window, WC, wash basin, radiator.

**GARAGE 18'7" x 8'11" (5.67m x 2.73m)**

Up and over door, light and power, solar panel meter, shelving.

**FIRST FLOOR LANDING**

With large double glazed rear aspect window, hatch to partially boarded loft space with drop down ladder and light. Doors to:

**BEDROOM TWO 16'4" x 10'4" (4.98m x 3.16m)**

Front aspect double glazed window with view of the Hills, rear aspect double glazed window, built-in cupboard, two radiators.

**BEDROOM THREE 13'1" x 8'9" (4.01m x 2.68m)**

Front aspect double glazed window, view of the Hills, radiator, laminate floor.

**BEDROOM FOUR 8'11" x 8'2" (2.73m x 2.49m)**

Front aspect double glazed window, radiator, built-in double cupboard with cold water and hot water tank (with immersion).

**BATHROOM**

Two rear aspect opaque double glazed windows, corner bath, wash basin and WC with fitted cupboards surrounding, large shower enclosure with Mira shower and extractor fan, heated towel rail.

**BEDROOM ONE 19'11" x 13'7" (6.09m x 4.15m)**

Two front aspect double glazed windows, range of fitted Hammonds wardrobes with hanging, shelving and shoe racks plus drawer unit, double radiator, hatch to second loft with drop down ladder which is partially boarded with light. Door to:

**ENSUITE**

Rear aspect opaque double glazed window, WC, wash basin with fitted cupboards under and heated panel mirror with sensor light over, shower enclosure with Triton electric shower, heated towel rail, extractor fan.

**OUTSIDE**

At the front of the house there is ample off road parking to the fore of the single garage, open plan lawn, gate to garden on both sides, lovely view up the road towards Peachfield Common and the hills. At the rear there is a mature, planted bed adjoining the rear of the house which overlooks the large lawn with raised decked seating

area with wildflower garden behind. Further large planted shrubbed bed with further 'wild' garden behind with wildlife pond. Four purpose built compost bins located at the boundary under trees, garden shed and working area of the garden to the left of the house. From the garden there is a view of the Malvern Hills.

**ASKING PRICE - £660,000****DIRECTIONS**

From the office proceed down Church Street to Barnards Green. Go through the shopping area and straight on. Take the second right into Poolbrook Road and proceed along, going past the local shops on the right, the pub on the left. Take the left hand turn towards St Andrews Church into Church Down Road keeping the Church on your left and go over cattle grid. No 10 is at the end on the left hand side.

**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.

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.

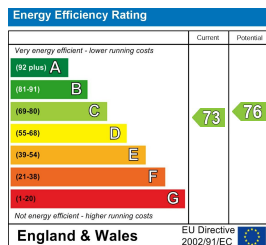
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: C73 Potential: C76

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 763763



## EPC



## Material Information Report



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