



29, Cowleigh Bank, Malvern, WR14 1QP

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Cowleigh Bank, Malvern, WR14 1QP

A very well proportioned detached property in an attractive and generous plot in an elevated position. The property consists of; entrance hallway, sitting room, dining kitchen with pantry and utility room, two ground floor double bedrooms and a shower room, first floor landing, two further double bedrooms and a first floor shower room. The property is approached via a gated driveway for 3-4 cars and a single garage/workshop. The rear garden is beautifully kept and landscaped, with mature planting, lawns and seating areas, there is also a large timber cabin that would be a great home office and a further summer house. The property is situated in an enviable and elevated position with some fine views. Offered with no onward chain and we highly recommend an early viewing to appreciate the position and plot 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.

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 HALL

Composite front door, central hallway, doors to:

SITTING ROOM 15'11" x 11'10" (4.86m x 3.63m)

Dual aspect with two rear and one large side facing uPVC windows with far reaching views, Cast iron wood burning stove, slate hearth and surround, television point.

KITCHEN 11'11" x 10'10" (3.64m x 3.32m)

Rear facing uPVC window overlooking the gardens, range of eye and base level units, worktop with inset ceramic sink and drainer unit, electric oven, gas hob, extractor hood, integrated dishwasher, large pantry/larder cupboard, door to:

REAR HALL

With uPVC window, door to the side, sliding doors to the utility.

UTILITY

Front and rear facing window, additional storage, plumbing for washing machine and tumble dryer, space for fridge freezer.

BEDROOM ONE 11'11" x 10'0" (3.64m x 3.07m)

Front facing uPVC window overlooking frontage, double mirror wardrobe, wood effect floor.

BEDROOM TWO 11'1" x 10'1" (3.38m x 3.09m)

Front facing uPVC window, double mirror wardrobe with sliding doors, telephone and broadband point.

SHOWER ROOM 7'11" x 8'7" (2.42m x 2.62m)

Side facing obscure uPVC window, low profile walk-in wet room style shower. with mixer and handheld shower, vanity unit with inset wash basin, low level WC, heated towel rail, extractor fan, spot lighting.

INNER HALL

Side facing uPVC window, wooden spindle staircase leads to first floor, with understairs storage.

FIRST FLOOR LANDING

Side facing velux window with view, wooden spindle banister.

BEDROOM FOUR 16'3" x 10'0" (4.97m x 3.06m)

Side facing Velux window with views, storage cupboard.

BEDROOM THREE 11'5" x 12'6" (3.50m x 3.83m)

Side facing Velux window with views, storage cupboard.

SHOWER ROOM 11'5" x 12'6" (3.50m x 3.83m)

Side facing Velux window, corner shower cubicle, low level WC, wash basin, heated towel rail, view of the Hills.

FRONTAGE AND DRIVEWAY

The property is approached via a gated driveway. Parking for several cars, side access on both sides to the rear garden.

GARAGE 15'3" x 12'1" (4.65m x 3.69m)

Metal up and over door, power and light, side pedestrian door.

REAR GARDEN

The main highlight of this property is the immaculately presented and mature rear garden. With patio seating areas around the house, well maintained lawn, mature shrubs and trees. There is a large

timber cabin in the garden that would make a really good home office, There is also a timber summer house, Gated access to either side.

DIRECTIONS

From our office proceed along Worcester Road turning left in to North Malvern Road. Follow this road up and take the first turning right in to Cowleigh Road. Carry on along this road, past the left hand fork and turn right in to Cowleigh Bank. The property will be found about half way down the road on the left hand side as indicated by our 'For Sale' board.

what3words

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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.

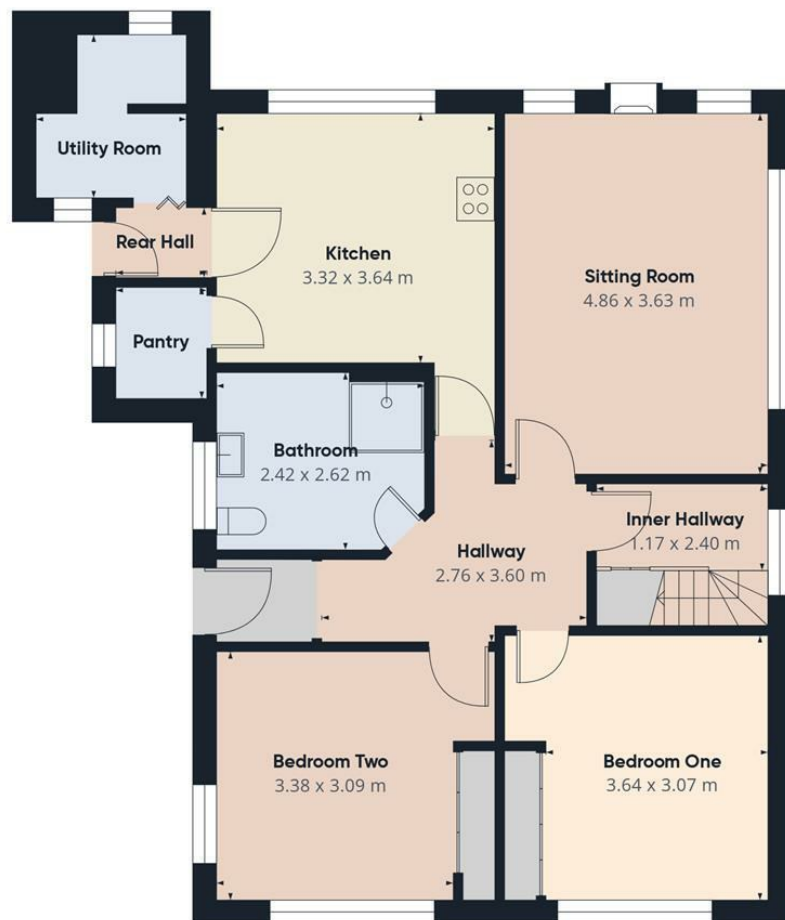
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current:TBC Potential: TBC

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

ASKING PRICE

£625,000



Ground Floor Building 1



Floor 1 Building 1



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Approximate total area⁽¹⁾147 m²

Reduced headroom

14.5 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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