



Allan Morris
estate agents

**Newland House, 13 Stocks Lane, Newland,
Malvern, WR13 5AZ**

 **MAYFAIR**
OFFICE GROUP

13 Stocks Lane, Malvern, WR13 5AZ

We are delighted to be able to offer Newland House for sale. This is an outstanding modern detached family home, situated in a generous gated plot on the outskirts of Malvern. The unique property has been finished to an outstanding standard and offers great space and light both inside and outside. Comprising, entrance hallway with feature full height glass frontage, hugely impressive open plan family kitchen/living/dining room overlooking the rear garden, with Stovax recessed fire and underfloor heating, utility room, cloakroom, boot room, play room and home office which could both be utilised in a number of different ways. There is also a further downstairs bedroom/study with adjoining full bathroom, perfect for guests. To the first floor are four double bedrooms, main bedroom with dressing room and en-suite shower room and a full family bathroom. Outside, the property is approached via an electrically gated entrance with secure parking for 6/8 cars and a garage to the side. At the rear is a very large flat rear garden, ideal for families, with a large terrace across the rear, outside kitchen and dining area and children's play area. To the far end of the garden is an insulated outbuilding, currently used as a home gym but has the potential to also be a home office or studio. The property has been built with energy efficiency as a priority and includes a bank of 20 solar panels and battery storage system, other benefits include EV charging point. Newland House is an outstanding, highly individual and contemporary home, we highly recommend an early viewing to appreciate the beautiful and spacious accommodation, fantastic plot and enviable position 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 renowned 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.

ACCOMMODATION

GROUND FLOOR

Impressive and welcoming entrance hallway with full height glass frontage and feature lights, front door opens to hallway, stairs lead to first floor with steel and glass banister, wood effect flooring, hallway opens to the full length of the garden through glass double doors into the living space, doors to:

OPEN PLAN FAMILY LIVING/DINING/KITCHEN SPACE 26'1" x 31'11" max (7.96m x 9.73m max)

Without doubt the focal part of this magnificent house, this family space is a social and



welcoming space that is both sectioned and inclusive for modern family living. With underfloor heating and continued wood effect flooring and built-in Lithe audio surround sound system.

The snug area is set back, ideal for cosy nights with a film with a wall mounted television point and radiator. There is a Stovax recessed wood burning fire with granite hearth and decorative back-lit recess display. Multi-panel Bi-fold doors open to the rear terrace. A two further large rear facing custom-made windows overlooking the rear gardens.

The contemporary kitchen adjoins the living and dining areas seamlessly with central island unit, inset sink with instant boiling and filter water tap, quartz worktop incorporating a breakfast bar and two dishwashers underneath with lots of valuable storage. Kitchen further includes built-in full height fridge and separate full height freezer units, larder cupboards, pan drawers and stainless-steel Stoves range cooker with complimenting extractor hood over. Two self-cleaning skylight windows fill the space with natural light, space for large dining table and chairs, sectional spot lighting. This is a light and spacious living space, that works brilliantly with the terrace that extends across the rear of the property for those summer days and nights. Door to:

UTILITY ROOM 6'11" x 11'6" (2.12m x 3.51m)

Side facing obscure double glazed window, extensive worktops with inset one and a half sink and drainer unit, space and plumbing for two washing machines and a tumble dryer, space for additional appliances, wine fridge, wood effect flooring, radiator, laundry chute opening from landing above.

INNER HALLWAY

Leading from Living Area: Side facing double glazed, obscured door, internal doors to:

GROUND FLOOR GUEST BEDROOM OR STUDY 8'8" x 7'9" (2.65m x 2.37m)

Rear facing double glazed window overlooking the rear garden, radiator, recessed shelving, wall mounted tv point.

GROUND FLOOR BATHROOM 7'8" x 8'2" (2.36m x 2.50m)

Side facing obscured double glazed window, double ended bath, corner shower cubicle with rainfall shower, WC, wash basin with storage drawers below, heated towel rail, underfloor heating, de-misting LED mirror, spot lighting.

STUDY 11'1" x 11'8" (3.39m x 3.58m)

Front facing double glazed window overlooks frontage, radiator, continued wood effect flooring. This room could also be used as a bedroom.

PLAY ROOM 12'6" x 11'6" (3.83m x 3.51m)

Front facing double glazed window, overlooking frontage, radiator, access to electrical infrastructure, continued wood effect flooring. Wall mounted tv point. This room could be used in other ways such as a bedroom or additional sitting room.

CLOAKROOM 5'2" x 10'4" (1.60m x 3.17m)

Side facing obscure double glazed window, WC with concealed cistern finished with black granite, wash basin with drawers below, heated towel rail, wooden effect flooring with under floor heating.

BOOT ROOM

Radiator, continued wood effect flooring, doors to garage and boiler room.

GARAGE 16'9" x 9'0" (5.12m x 2.76m)

Double wooden front doors, power and light, access to one of two loft spaces, side facing obscure double glazed window, Lux Power Tek Battery and Inverter System with 6 x 3.2kw batteries which comes with 8 years warranty. 20 solar panels on the roof have a rate of almost 8Kw combined. This is enough to run the entire home all year with no electricity bills - however, this is subject to usage. Door to:

BOILER ROOM

Wall mounted Worcester Bosch 8000 life boiler with 10 year manufacturers warranty, hot water cylinder, plumbing and infrastructure for under floor heating and the house in general.

FIRST FLOOR - LANDING

Full height feature front facing windows with electric blind and beautiful feature lighting fitting and views towards the Malvern Hills, glass and steel balustrade, radiator, laundry chute hatch concealed behind a picture, additional rear facing window, doors to:

BEDROOM ONE 13'5" x 11'8"n (4.09m x 3.56m)

Front facing double glazed window, rural outlook with views of the hills, radiator, feature pendant lighting, doors to:

DRESSING ROOM 7'8" x 4'5" (2.36m x 1.35m)

Spot lighting, fitted storage.

EN-SUITE 4'4" x 6'8" (1.34m x 2.05m)

Side facing obscure uPVC window, corner shower, WC, wash basin with storage below, LED de-misting mirror, heated towel rail, spot lighting, extractor fan.

BEDROOM TWO 11'2" x 11'10" (3.41m x 3.61m)

Front facing double glazed window, rural outlook with views of the hills, radiator, access to secondary large loft space.

BEDROOM THREE 11'0" x 11'8" (3.37m x 3.58m)

Side facing double glazed window, radiator.

BEDROOM FOUR 9'6" x 11'5" (2.90m x 3.50m)

Rear facing double glazed window overlooking the garden, radiator.

FAMILY BATHROOM 5'5" x 11'7" (1.66m x 3.54m)

Rear facing obscure double glazed window, WC, wash basin with storage drawers below, full width double shower leads to double end bath beyond, LED de-misting mirror, spot lighting, extractor fan, heated towel rail.

OUTSIDE - FRONTAGE

The property is approached via a stone chipping driveway and through an electric roller gate with two substantial brick front walls with integrated laurel planting providing both security and privacy. The driveway is secure and generous with parking for 6/8 cars with the additional space in the garage. There is an EV charging point in-situ, gated side access and external decorative and security lighting. There is also a hard-wired Reolink security camera system, with cameras to the front and rear. This allows the owner to view live images and recorded footage up to two weeks later on the app, via a mobile device or phone.

REAR GARDEN

Hugely impressive, large and flat rear garden with terrace laid across the rear with timber pergola structure over part of it, dining area with timber and wire balustrade, a variety of outside lighting and power points, steps down to stone chipping pathway leading to the rear. Family hot tub. Additional patio seating/dining area with outdoor kitchen and non slip tiling. Range of timber outdoor children's play equipment, raised vegetable beds and children's garden, rest of the garden is laid to lawn. Gated side access to the frontage.

To the rear is a block paved sports area ideal for basketball or other activities, composting area and wood store, deck area surrounds the outbuilding.

GYM/HOME OFFICE 29'1" x 13'1" (8.87m x 4.00)

Insulated and connected timber outbuilding with double glazed windows and bi-folding doors, currently used as a home gym but could be utilised in other ways such as a home office or studio with power and light and water connection available.

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 curtains, gym equipment and furniture may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. There is a solar power system that includes a battery storage capacity. 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: A95 Potential: A105

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

DIRECTIONS

From the office of Allan Morris in Malvern, follow the Worcester Road straight down though Malvern Link until you reach the last large roundabout. Go straight across at the large roundabout and take the first left off the Worcester Road, go past the Swan Inn on your left-hand side and take the next left onto Stocks Lane where Newland House (number 13) can then be found on the right-hand side after approx. 250 yards. Please park on the driveway. For more details or to book a viewing, please call the Malvern Office on 01684 561411

ASKING PRICE

£925,000

VIEWINGS

Viewings are by appointment only via the selling Agent, Allan Morris in Great Malvern. 01684 561411 or via malvern@allan-morris.co.uk



Approximate total area¹⁰
232.41 m²

Reduced headroom
1.52 m²

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

Score	Energy rating	Current	Potential
92+	A	95 A	105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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