



**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

WESTWOOD HOUSE

PARK ROAD, WEST MALVERN, WR14 4DS



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AN EXTRAORDINARY DETACHED PERIOD HOME NESTLED ON THE WESTERN SLOPES OF THE MALVERN HILLS COMMANDING UNRIVALLED VIEWS ACROSS THE HEREFORDSHIRE COUNTRYSIDE TOWARDS THE BLACK MOUNTAINS AND OFFERING GENEROUSLY PROPORTIONED SIX BEDROOMED ACCOMMODATION TO INCLUDE A ONE BEDROOMED SELF CONTAINED LOWER GROUND FLOOR ANNEXE WITH BEAUTIFULLY LANDSCAPED GROUNDS EXTENDING TO APPROXIMATELY 0.7 ACRES. NO ONWARD CHAIN. EPC D.



Location

Westwood House enjoys a convenient position in the popular village of West Malvern approximately two and a half miles from the well served village of Colwall and about two miles from the cultural and historic spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There are mainline railway stations in both Great Malvern and Colwall with services to Hereford, Worcester, Birmingham New Street, Oxford and most notably London Paddington within 2.5 hours. Junction 7 of the M5 motorway at Worcester is about nine miles and junction 2 of the M50 near Ledbury is just over ten miles. The property is also well placed for access to some of the best schools in the region at both primary and secondary levels and in the private and state sectors including Malvern College and Malvern St James Girls' School and the Chase and Dyson Perrins as well as The Downs and Elms preparatory schools in Colwall.

Description

Understood to date back to the 1860's, Westwood House is a fine example of a substantial detached period home occupying a prominent position on the Western slopes of the Malvern Hills with outstanding far reaching views across the Herefordshire countryside toward the Welsh Mountains. The property has been a much loved family home for many years and offers elegant accommodation with several noteworthy period features including large

sash windows and corniced ceilings with intricate detailing to most of the principle rooms together with deep skirting boards and some original window shutters.

Westwood House offers a unique opportunity for a prospective purchaser to enhance the existing accommodation, enabling them to showcase a passion for creative design and interiors. The property is approached by a striking wrought iron veranda, which spans the length of the front façade wrapping around to the side and leading to a conservatory. There is an impressive climbing wisteria, which provides a beautiful burst of colour during the Spring.

The accommodation extends to approximately 5,642 sq ft and is arranged over three floors.

Sitting Room, Dining Room and Drawing Room There are three principal reception rooms, all of which enjoy a fantastic south west facing aspect. All three rooms boast French doors opening onto the veranda, and enjoy a terrific outlook across the surrounding grounds and the Herefordshire countryside beyond. There are two striking fireplaces, both serving as central focal points with ornate wooden surrounds.

Breakfast Kitchen, Utility Room and Garden Potting Room

The breakfast kitchen is equipped with a range of fitted wall and floor mounted units with work surfaces over. There is a gas fired Rangemaster 110, which provides two ovens, a 4 ring hob and twin hot plates. There is space for additional appliances including a dishwasher and fridge. From the breakfast kitchen, there is access to a garden potting room (38'2" long), which is flooded with natural light and leads to outside. There is a useful utility room, with space and plumbing for a washing machine and tumble dryer.

Bedrooms, Bathroom and Shower Room The first floor is approached by two separate staircases. The first sweeping staircase leads to a spacious landing with feature sky light. From here doors lead to four double bedrooms, three of which include fitted wardrobes. All four bedrooms enjoy superb views towards the Malvern Hills and the breath taking Herefordshire valley below. There is access to a roof terrace, which acts as the perfect viewing platform. There is a family bathroom and a recently updated shower room.





A second staircase leads to two further double bedrooms, one of which is currently used as a study.

The Butlers Flat On the lower ground floor there is a self contained annexe, which is a fantastic asset as an additional source of income or for those requiring multigenerational living. The annexe can be accessed from both the main house and also externally through a separate entrance door. The annexe is well appointed and comprises a living room with bay window, double bedroom with an ornate fireplace, kitchen, bathroom and a large plant room. The plant room houses two out of the three boilers used to service the central heating system, with the third being located in an external store room.

Grounds

Westwood House enjoys beautifully landscaped grounds extending to Approximately 0.7 Acres A sweeping driveway provides ample parking with turning area. The grounds have been designed to compliment the gradient of the hillside with large flagstone terraces bordered by established hedging and mature trees. There is a secluded formal lawn with a feature pond, which provides the perfect setting for gathering friends and family. Pathways crisscross throughout the grounds, leading to further

hidden seating areas surrounded by an array of interesting plants and shrubs.

With so much to offer, an early internal inspection is highly recommended.

Accommodation

The accommodation with approximate dimensions is as follows:

Reception Hall

Sitting Room 4.83m (15ft 7in) x 8.76m (28ft 3in)

Conservatory 3.51m (11ft 4in) x 4.11m (13ft 3in)

Dining Room 4.68m (15ft 1in) x 8.76m (28ft 3in)

Drawing Room 7.67m (24ft 9in) x 7.05m (22ft 9in)

WC

Cloakroom

Utility Room 2.51m (8ft 1in) x 1.94m (6ft 3in)

Breakfast Kitchen 6.28m (20ft 3in) x 4.68m (15ft 1in)

Garden Potting Room 1.60m (5ft 2in) x 11.83m (38ft 2in) max

First Floor Landing

Bedroom 1 5.73m (18ft 6in) max x 4.21m (13ft 7in)

Bedroom 2 5.83m (18ft 10in) max x 4.21m (13ft 7in)

Bedroom 3 4.70m (15ft 2in) x 4.54m (14ft 8in)

Bedroom 4 4.83m (15ft 7in) x 4.54m (14ft 8in)

Family Bathroom

Bedroom 5 3.95m (12ft 9in) x 2.66m (8ft 7in)

Bedroom 6 3.46m (11ft 2in) x 4.47m (14ft 5in)

Shower Room

WC

Butlers Flat

Entrance Hall

Living Room 5.66m (18ft 3in) max x 5.63m (18ft 2in)

Kitchen 4.59m (14ft 10in) x 3.02m (9ft 9in)

Bedroom 4.83m (15ft 7in) x 3.02m (9ft 9in)

Bathroom

Plant Room 4.70m (15ft 2in) max x 5.63m (18ft 2in)

Store Room 2.56m (8ft 3in) x 2.99m (9ft 8in)

External Store Room 3.46m (11ft 2in) x 3.38m (10ft 11in)



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested

to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (01531 634648) or Colwall Office (01684 540300).

Council Tax

Westwood House is COUNCIL TAX BAND "G"
Butlers Flat is COUNCIL TAX BAND "A"

EPC

The EPC rating for this property is D (62).

Directions

From Great Malvern proceed along the Worcester Road turning left onto North Malvern Road. Continue along until the road becomes West Malvern Road, continue along for approximately 1.8 miles taking a right hand turn into Park Road. Follow the road down and the driveway for Westwood House can be found on the left hand side.

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Agents Note

We have been advised that the fireplace in the Drawing Room and in the Library are not operational.





MISREPRESENTATIONS ACT 1967

JOHN GOODWIN

Conditions under which particulars are issued

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