

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS PARTIALLY REFURBISHED THREE STOREY FIVE BEDROOMED SEMI-DETACHED HOUSE SITUATED IN A QUIET POSITION ON THE OUTSKIRTS OF WEST MALVERN OFFERING FURTHER SCOPE FOR UPDATING, LOVELY MATURE GARDEN AND AMPLE OFF ROAD PARKING WITH THE POTENTIAL TO CREATE A CARPORT OR GARAGE SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT. EPC "E"**

## Radbrook Lodge – Guide Price £850,000

West Malvern Road, Malvern, Worcestershire, WR14 4DG

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# Radbrook Lodge

## Location & Description

The property enjoys a convenient position on the outskirts of West Malvern approximately two miles from the well served village of Colwall and a similar distance from the cultural 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 Great Malvern, Malvern Link and Colwall, all within a three mile radius. Junction 7 of the M5 motorway at Worcester is about nine miles and Junction 2 of the M50 near Ledbury is approximately twelve miles. The property is 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 The Downs and Elms Preparatory Schools in Colwall, Malvern College and Malvern St James Girls' School and The Chase and Dyson Perrins in Malvern.

Situated on the upper western slopes of the Malvern Hills, Radbrook Lodge is in an area of outstanding natural beauty it has direct access onto Conservators' land and to the hills themselves and from its commanding position enjoys views across surrounding woodland towards Herefordshire and the Welsh borders in the far distance. It is a wonderful spot.

## Property Description

Radbrook Lodge is a spacious semi detached house set over three storeys sitting in a peaceful location having been partially re-furbished by the current owner it offers a purchaser the opportunity to complete the re-furbishment and put their own stamp on the house.

The property currently comprises living kitchen breakfast room, dining room, utility room, billiards room, five bedrooms with one benefitting from an en-suite and a further bathroom and shower room.

It is set back from the road in an elevated position with a lawned foregarden. There are a number of terraces throughout the garden. The property is approached by a right of way over a shared private driveway where there is ample off road parking with space to create a carport or garage, subject to the relevant permissions being sought. The front door opens to

## Entrance Porch

Tiled floor, ceiling light fitting and door opening to

## Entrance Hall 4.93m (15ft 11in) x 4.49m (14ft 6in)

Parque floor, ceiling light fitting, radiator and sash window to front aspect. Stairs to first floor, understairs storage and access to the utility (described later). Doors opening to kitchen and dining room (both described later). Door opening to

## WC

Tiled floor, spotlights, radiator and window. Low level WC and wash hand basin

## Dining Room 5.71m (18ft 5in) x 4.93m (15ft 11in) maximum

Wood floor, pendant light fitting, radiator and sash window to side aspect. Large bay with doors opening to front garden. Working fireplace with marble surround and slate hearth

## Kitchen/Breakfast/Living Room 10.17m (32ft 10in) x 4.99m (16ft 1in)

A spacious room split into two areas

## Living Room

Wood floor, ceiling light fitting, four wall mounted lights, large window and radiator. Picture rail, feature fireplace with surround and hearth. Open to

## Kitchen/Breakfast Room

Tiled floor, spotlights, radiator and window to rear aspect. Olive and Barr base and eye level units with quartz worksurface over and large matching island unit with breakfast bar. Double inset sinks with mixer taps. Integrated **DISHWASHER**. Large American fridge freezer available by separate negotiation and Aga available by separate negotiation. Door opening to





#### Rear Hall

Open to Larder and door opening to

#### Utility Room 3.82m (12ft 4in) x 3.18m (10ft 3in)

Tiled floor, spotlights, radiator and window to side aspect. Door opening to patio and door opening to side garden (both described later). Sink, space for white goods and door opening to store room. Door opening to boiler room housing pressurised hot water cylinder and boiler

#### FIRST FLOOR

##### Half Landing

Stairs to main landing and door opening to

#### Billiards Room 9.84m (31ft 9in) x 5.30m (17ft 1in)

A good sized room currently used as a Billiards Room, but could be used as a primary reception room or drawing room. Carpet, spotlights, three radiators and five sash windows. Panelled walls, fireplace and snooker table (available by separate negotiation)

#### Main Landing

Carpet, stairs to second floor and doors to all rooms

#### Bedroom 1 5.66m (18ft 3in) x 4.68m (15ft 1in)

Carpet, pendant light fitting, spotlights, radiator and built in wardrobes

#### Bedroom 2 4.93m (15ft 11in) x 4.34m (14ft)

Carpet, pendant light fitting, radiator and sash window to front aspect. Door opening to

#### En-Suite

Tiled floor, ceiling light fitting, underfloor heating and sash window with shutters. Low level WC, wash hand basin and shower cubicle

#### Bedroom 3 4.68m (15ft 1in) x 4.39m (14ft 2in)

Carpet, radiator and sash window to rear aspect

#### Bathroom

Tiled floor, spotlights, underfloor heating, sash window with shutters and extractor. Low level WC, wash hand basin and heated towel rail. Large walk in shower with dual shower head and roll top bath with hand held shower head

#### SECOND FLOOR

##### Landing

A spacious landing which could be used as a home office or additional seating area. Carpet, Doors to all rooms

**Bedroom 4 4.68m (15ft 1in) x 2.76m (8ft 11in) maximum** Carpet, ceiling light fitting, double glazed window, Velux window and eaves storage

**Bedroom 5 3.75m (12ft 1in) x 3.49m (11ft 3in) maximum** Carpet, ceiling light fitting, radiator and sash window to front aspect. Fire door opening to attic space (13ft1 x 7ft3) which could be incorporated into the house if desired

#### Shower Room

Tiled floor, spotlights, extractor and sash window. Low level WC, wash hand basin and shower cubicle

#### Outside

To the side of the property is a generous garden laid to lawn with a mature trees the perfect spot for soaking up the evening sunshine.

Opening from the utility there is a patio offering additional seating area. Steps lead to a terraced garden where there is an old well and for anyone with green fingers a **GREENHOUSE** and ample space for growing vegetables

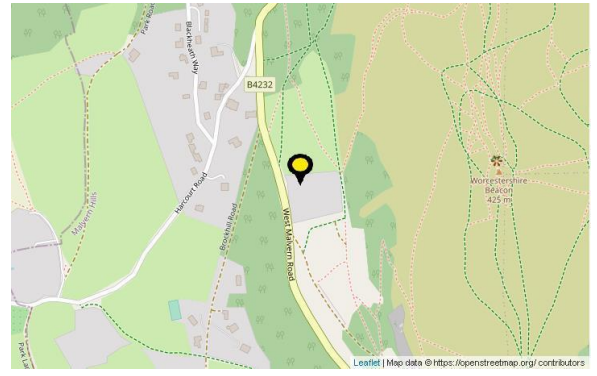
#### Agents Note

The agents have been advised that the property is approached by a right of way over a shared private driveway.



## Directions

From Great Malvern proceed south along the A449 Wells Road for a short distance before forking right on to Wyche Road towards Colwall. Continue for approximately a mile through the Wyche Cutting into Herefordshire. Immediately after passing through the Wyche Cutting turn right on to West Malvern Road. Follow this route for approximately a mile passing a spring on your right hand side. A short distance after this Radbrook Lodge is the second property on the right hand side.



## 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 Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (48).



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

