

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS DETACHED HOUSE ENJOYING A LOVELY SETTING IN A LARGE PRIVATE MATURE GARDEN OVERLOOKING COMMON LAND AND WITH VIEWS BEYOND TOWARDS THE MALVERN HILLS AND CURRENTLY OFFERING GENEROUS ACCOMMODATION IN NEED OF REFURBISHMENT AND UPDATING INCLUDING A PORCH, HALL, LIVING ROOM, KITCHEN/BREAKFAST ROOM, STUDY, DINING ROOM, UTILITY ROOM, THREE BEDROOMS, BATHROOM, TWO SHOWER ROOMS, GAS CENTRAL HEATING, EXTENSIVE PRIVATE PARKING AND DOUBLE GARAGE. ENERGY RATING " D"

## Church Down Road - Guide Price £585,000

1 Church Down Road, Malvern, Worcestershire, WR14 3JX



# 1 Church Down Road

## Location & Description

The property stands on the edge of common land less than a mile from the busy and well served neighbourhood of Barnards Green where there is a wide range of amenities including a Coop store, several shops and takeaways. Just over a mile away is the cultural and historic town of Great Malvern where there is an even more comprehensive choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

The property is within the catchment area of some of the best schools in the region in both the private and state sectors and at primary and secondary levels. Transport communications are excellent. A regular bus service runs through the area and Great Malvern railway station is just over a mile away. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 south of Upton upon Severn are both within easy commuting distance.

## Property Description

1 Church Down Road is an interesting detached two storey dwelling, originally constructed in the 1960's and extended in more recent times. It offer generous accommodation (over 1700 sq ft) which does require significant refurbishment and updating. A recent survey also revealed that some structural repairs are required. Reports and estimates for this work can be provided by the selling agent. For those looking for a project or a house to reshape this is a perfect opportunity. There is also potential to extend.

On the ground floor a porch opens into a reception hall, off which there is a living room, a large kitchen/breakfast room, a study, dining room, shower room, utility room and rear lobby. At first floor level there are three double bedrooms, a bathroom and separate shower room. The house has gas fired central heating and an oil fired Aga.

Undoubtedly, one of the great strengths of 1 Church Down Road is its setting in a larger than average, very private, mature garden. Within the curtilage are two driveways both of which provide extensive off road parking and one of which leads directly to a double garage. On the roof of this garage are solar panels.

## GROUND FLOOR

### Enclosed Entrance Porch

Two double glazed windows and double glazed stable style outer door. Inner door leading to

### Reception Hall

Radiator and stairs to first floor.

### Living Room 4.65m (15ft) x 3.77m (12ft 2in)

Radiator, fireplace with tiled surround, mantel and hearth, herringbone woodblock flooring, double glazed window to front aspect with view of the Malvern Hills in the west. Double glazed window to side aspect and door leading to

### Kitchen/Breakfast Room 6.82m (22ft) x 3.23m (10ft 5in) max (9'6in)

Floor and eye level cupboards with fitted drawers, tiled surrounds and work surfaces. One and a half bowl single drainer sink unit with mixer tap, four ring electric HOB with extractor canopy above, fitted GRILL, oil fired Aga, radiator. Three double glazed windows to rear and side aspects. Door to

### Lobby 2.27m (7ft 4in) x 1.73m (5ft 7in)

Radiator, fitted shelving, double glazed window and door overlooking and leading into rear garden. Door to utility room (described later) and further door to

### Shower Room

Fitted shower cubicle, pedestal wash basin, radiator, close coupled WC and linking door leading to study (described later).

### Utility Room 3.41m (11ft) x 2.01m (6ft 6in)

Floor and eye level cupboards with work surfaces, radiator, gas fired central heating boiler and double glazed window to rear aspect.





#### **Study 3.54m (11ft 5in) x 2.42m (7ft 10in)**

This room has doors leading from the hall and the shower room. Radiator, double glazed window to front aspect and further door leading to

#### **Dining Room 5.14m (16ft 7in) x 3.41m (11ft)**

Radiator, double glazed window to front aspect with view of the Malvern Hills in the west. Further window to side aspect.

#### **FIRST FLOOR**

#### **Landing**

Built-in cupboard, central heating thermostat, radiator and double glazed window to rear aspect.

#### **Bedroom 4.68m (15ft 1in) max (12'5 min) x 4.90m (15ft 10in) max (12' min)**

Radiator, built-in double wardrobe, airing cupboard with factory lagged cylinder, immersion heater and slatted shelving. Double glazed window to front aspect with fine view of the Malvern Hills in the west. Further window to side aspect.

#### **Shower Room**

Tiled walls, shower cubicle, close coupled WC, pedestal wash basin with mirrored splashback above. Radiator and double glazed window to rear aspect.

#### **Bedroom 3.82m (12ft 4in) (9'8 min) x 3.49m (11ft 3in)**

Radiator, three built-in eaves cupboards, further fitted wardrobe with two shelved cupboards to side. Double glazed window to front aspect with fine view of the Malvern Hills.

#### **Bedroom 5.01m (16ft 2in) x 3.41m (11ft)**

Radiator, built-in cupboard with shelving, fitted double wardrobe, double glazed window to front aspect with fine view of the hills in the West. Further window to side aspect.

#### **Bathroom 2.89m (9ft 4in) x 1.78m (5ft 9in)**

Half tiled and having panelled bath, vanity wash basin, close coupled WC and radiator.

#### **Outside**

The property enjoys two separate approaches, the first of which is to the front via a brick pillared and gated entrance onto a tarmac driveway that provides a turning area and parking for vehicles. This driveway is flanked by mature shrubs and trees and leads directly to a level lawn encircled by rose and shrub borders, trees and climbers including Rhododendron, Clematis and Silver Birch. Steps and pathways lead to the side of the house and to a further lawned area with more well established shrubs and trees. Here also a gated entrance opens into the private rear garden which is laid to lawn and a paved patio with a Pergola and a number of well established shrubs including a particularly impressive Magnolia. Access from both the driveway and the rear garden leads into an area of rough ground/orchard where there is a garden **STORE** of timber construction, the **OIL TANK** (serving the Aga) and two Apple trees. A second tarmac driveway leads off Church Down Road to a

#### **Double Garage**

With two up and over doors, power and lighting. On the roof of this double garage are solar panels. The controls for these panels are located in the garage.

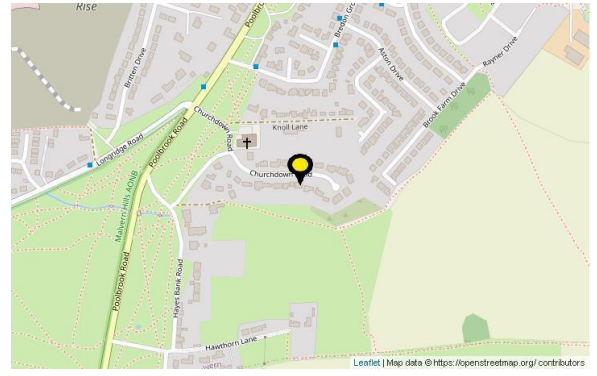
#### **Agents Note**

A survey was carried out on 1 Church Down Road in 2023. This revealed that some structural repairs were required. A copy of this report and costings for the remedial work can be provided by the selling agents.



## Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road, past Malvern St James Girls School and sports centre. You will come to a major island in Barnards Green. At this island take the third exit continuing through the commercial centre of Barnards Green. After a short distance take the second turn to the right into Poolbrook Road following this route with common land on your left hand side for approximately quarter of a mile. You will pass a pub (The Three Horse Shoes) on the left and as you approach open common land turn left into Church Down Road. As the road begins to bear to the right, the first driveway to the property can be seen on the left hand side (just after St. Andrews Church). The second driveway is a little further along on the left and is usually the easier one to park and turn your vehicle.



## Services

We have been advised that mains gas, electricity, water and drainage 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 "F"

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 D (64).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified). - Copyright - Encort Ltd  
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1 Churchdown Road, Poolbrook, Malvern

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