

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXCEPTIONALLY WELL APPOINTED AND BEAUTIFULLY PRESENTED SEMI DETACHED EDWARDIAN FAMILY HOME ENJOYING AN ELEVATED POSITION ON THE UPPER SLOPES OF THE MALVERN HILLS AND AFFORDING FINE VIEWS AND ENCOMPASSING SUBSTANTIAL, SPACIOUS AND VERSATILE ACCOMMODATION SET OVER THREE FLOORS. ENCLOSED GARDEN, AMPLE OFF ROAD PARKING WITH SPACE FOR THREE CARS, GAS CENTRAL HEATING. ENERGY RATING "E "**

## 125 West Malvern Road – Guide Price £675,000

West Malvern, Malvern, WR14 4NG

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# 123 West Malvern Road

## 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, the house is in an area of outstanding natural beauty it has easy 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

125 West Malvern Road is a beautifully appointed Edwardian, semi detached property. The house offers light, airy and well proportioned rooms set over three floors and retaining much of its period character and charm coupled with the amenities of modern day living.

These characteristics include sash windows and high corniced ceilings, along with the old Servants bells which still work in many of the rooms.

The property is set back from the road behind a Malvern Stone walled parking area with block paving giving parking for up to three vehicles. A wrought iron pedestrian gate set into the wall leads to steps with strategic light points leading up to the front lawn garden with patio area, enclosed by a fenced perimeter to two sides and where the pleasures of this fantastic setting can be enjoyed, including the views across the undulating Herefordshire countryside. The foregarden has planted beds, gated pedestrian access to rear and a path leads to the front door opening to the accommodation which is in excess of 1840 square feet and offering versatile and spacious rooms, ideal for family living.

The front door with glazed inset opens to

### Entrance Porch 1.96m (6ft 4in) x 14.26m (46ft)

Of wooden and brick design set under a tiled roof and having obscure glazed windows to three sides. Beautiful tiled flooring, wall light point. The front door opens to

### Reception Hall 4.90m (15ft 10in) x 2.09m (6ft 9in)

A welcoming space in the centre of the house and from where all principal reception rooms can be accessed. Period cornice to the high ceiling, which is a wonderful feature throughout this property. Dado rail, glazed sash window to front. Two ceiling light points. An open wooden balustraded staircase rises to the first floor with useful understairs storage cupboard. Wall mounted thermostat control point. Wooden four panelled doors open to dining room, sitting room and kitchen (described later). Ceiling light point, engineered wood flooring flows throughout this area and into

### Cloakroom

Fitted with a white low level WC, wall mounted wash hand basin, radiator, wall light point, wall mounted extractor fan and obscured glazed sash window.

### Sitting Room 7.78m (25ft 1in) max x 3.72m (12ft) max

A wonderful light and airy space positioned at the front of the property and taking in the breath-taking panoramic views across the undulating Herefordshire countryside through a bank of double glazed windows, with blinds, encasing the conservatory style extension. In the original part of the room there is cornice to ceiling, picture rail and dado rail. A focal point of the room is the Living Flame effect gas fire set into a feature fire surround with mantel, tiled hearth and back. Double glazed double doors open to and give access to the front terraced patio. Ceiling light point and further ceiling fan in the conservatory area. Radiators and high level skirtings.

### Dining Room 4.70m (15ft 2in) max x 3.72m (12ft) max

Double glazed sash wide bay window to front. Ceiling light point with period cornice, decorative picture rail and dado rail. Period skirtings. Living Flame effect fire set into a fire surround with mantel and tiled hearth. This is a flexible and versatile space with radiators, ceiling light point with ceiling rose.

### Breakfast Kitchen 4.90m (15ft 10in) max x 4.26m (13ft 9in) max

Fitted with a range of cream shaker style drawer and cupboard base units with worktop over, set into which is a sink unit with mixer tap and drainer. Range of





integrated appliances including a Neff **INDUCTION HOB** with Siemens stainless steel extractor over and matching glass splashback, eye level Bosch **DISHWASHER**. Set into the fireplace with mantle is a Bosch **DOUBLE OVEN** with cupboards under. To the left of the fireplace is a useful **LARDER CUPBOARD** with ample shelving and further cupboards under. Matching wall units with lighting. Tiled splashbacks, radiator, inset ceiling spotlights. Positioned on one wall is the old Servants Bells which are still operational. Tiled floor flows throughout this area and through a four panelled door into

**Utility Room 3.20m (10ft 4in) x 2.53m (8ft 2in)**

Conveniently situated adjacent to the kitchen and giving access to the rear garden through a wooden pedestrian door. Fitted with a range of matching drawer and cupboard base units with melamine worktop over, stainless steel sink with mixer tap. Glazed sash window to side and further glazed window to rear. Wall units, radiator, tiled splashbacks. Wall mounted Worcester boiler which was installed in 2018. Space and connection point for washing machine and further undercounter white goods.

First Floor

**Landing**

Double glazed sash window to side and glazed sash window to front. Two ceiling light points, decorative dado rail and radiator. Two ceiling light points. Four panelled wooden door gives access to the staircase rising to second floor and further matching doors open to

**Bedroom 1 4.03m (13ft) x 3.69m (11ft 11in)**

A good size double bedroom positioned to the front of the property and enjoying splendid views through the glazed sash window. Ceiling light point, radiator. A feature cast iron fireplace with back and mantel.

**Bedroom 2 3.69m (11ft 11in) x 3.72m (12ft)**

A further double bedroom positioned to the front of the property with wonderful views to the lovely countryside through two glazed sash windows. Ceiling light point, radiator. Cast iron fireplace with back and hearth.

**Bedroom 3 3.23m (10ft 5in) x 3.10m (10ft) max**

Glazed sash window to rear looking across the rear garden and up to the Malvern Hills. Ceiling light point and radiator.

**Bedroom 4 3.15m (10ft 2in) x 2.51m (8ft 1in)**

Glazed sash window to side, ceiling light point, radiator. Fitted wardrobes with hanging and shelf space, ceiling light point and radiator.

Second Floor

**Family Bathroom**

A Victorian style suite consisting of a low level white WC with pedestal wash hand basin and what we believe to be the original roll edged bath. Separate shower enclosure with Mira Sport electric shower over and Aquaboard splashbacks. Wall mounted heated towel rail, ceiling light point, wall mounted extractor fan. Obscured glazed sash window to rear. Splashbacks in complimentary tiling. Wall light point with mirror over sink.

**Master Bedroom 5.06m (16ft 4in) x 5.83m (18ft 10in)**

Accessed via a staircase from the landing. Half vaulted ceiling. This is a beautiful and generous space enjoying three double glazed Velux windows with internal blinds to the front of the property affording fine views across the undulating countryside. To one wall there is a range of fitted drawers with worktop over. Double glazed Velux skylight to rear, access to eaves storage, light point, radiator and door opening to

**En-suite Shower Room**

Fitted with a white low level WC, pedestal wash hand basin, shower enclosure with thermostatically controlled shower over. Radiator, light point. Double glazed Velux skylight with blind to rear looking up to the Malvern Hills. Tiled splashbacks.

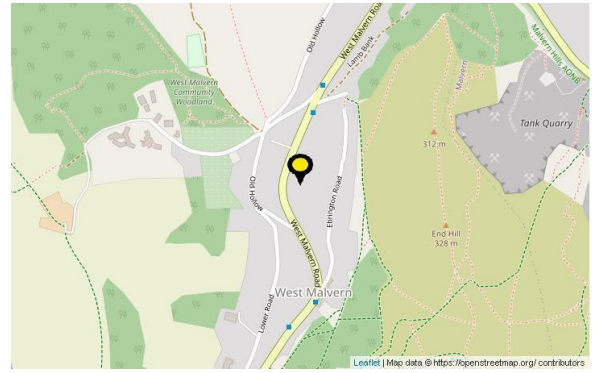
**Outside**

To the rear of the property is a seating area, outside water tap and gated pedestrian access to front. From here blue brick steps with lighting lead up to a lawn and a further paved seating area affording wonderful views and a top lawned terrace. The whole garden is enclosed by a walled and hedged perimeter and further benefits from a wooden **SHED** and wooden **WORKSHOP**. There are specimen trees in the garden.



## Directions

From the agent's office in Great Malvern proceed north the A449 Worcester Road towards Link Top. After a short distance take the left turn into North Malvern Road signposted West Malvern and Bromyard. Follow this route uphill for 1 mile continuing into West Malvern Road. The property can be found on the left as indicated by the agents for sale board.



## 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 "E"

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 (40).



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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