

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS INDIVIDUALLY DESIGNED DETACHED HOUSE ENJOYING A PLEASANT SETTING ON THE OUTSKIRTS OF MALVERN WITHIN WALKING DISTANCE OF OPEN COUNTRYSIDE AND OFFERING FLEXIBLE AND VERSATILE FAMILY ACCOMMODATION WITH GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, PORCH, HALL, LIVING ROOM, STUDY/BEDROOM 5, CLOAKROOM WITH WC, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DINING ROOM, CONSERVATORY, FOUR BEDROOMS, EN-SUITE BATHROOM, SEPARATE FAMILY BATHROOM, FULLY INSULATED DOUBLE GARAGE, PRIVATE OFF ROAD PARKING AND MATURE GARDEN WITH VIEWS OVER THE SEVERN VALLEY AND TOWARDS THE MALVERN HILLS. ENERGY RATING 'C'. NO CHAIN.

## The Garden House - Guide Price £695,000

Green Lane, Malvern, WR14 4JQ

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# The Garden House

## Location & Description

The property enjoys a pleasant location on the eastern slopes of the Malvern Hills only a stones throw from open countryside and just over two miles south of the cultural and historic 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. The nearby neighbourhood of Barnards Green is even closer at hand and the house is well placed for access to an excellent choice of schools at both primary and secondary levels in both the state and private systems including Malvern Wells and The Wyche Primary, The Elms and The Downs Preparatory Schools in Colwall and at secondary level The Chase School, Malvern College and Malvern St James Girls School.

Transport communications are also good. There is a mainline railway station in Great Malvern itself and Junctions 1 of the M50 near Upton upon Severn and Junction 7 of the M5, south of Worcester are each within easy striking distance. Situated as it is, close to open countryside the house is in the ideal spot for walkers and for access to the full range of the Malvern Hills and the Severn Valley.

## Property Description

Originally constructed in 1997, The Garden House offers extremely generous and versatile, split level accommodation extending to almost 2000 sq.ft. On the ground floor an entrance porch leads to a reception hall from which two short separate flights of stairs lead to an upper and lower level. On the upper level is a large living room and a study that can double as a fifth bedroom. On the lower ground floor a second hall leads to a large kitchen/breakfast room, utility room, separate dining room, conservatory and cloakroom with WC.

The first floor is split in a similar manner with short flights of stairs leading from the landing to an upper level off which there are two bedrooms and separately to a lower level where there is the master bedroom with en-suite bathroom, a further bedroom and the family bathroom. The house also has gas fired central heating and double glazed windows and is offered with fitted carpets and curtains.

The house enjoys a pleasant approach initially across a driveway that serves both The Garden House itself and its neighbour known as The Stables. The private driveway can accommodate several vehicles and leads to a detached double garage. The mature landscaped garden provides a lovely setting and from certain parts of both the house and the garden there are views across the Severn Valley and towards the Hills.

## Ground Floor

### Entrance Lobby/Porch

With part glazed door and window, radiator and part glazed inner door leading to

### Reception Hall

Deep built in cloaks cupboard with hanging rail, shelf and automatic light. Central heating thermostat and short flight of stairs leading to both the lower ground floor and first floor (both described later)

### Living Room 5.06m (16ft 4in) x 4.03m (13ft)

Fireplace with brick surround, timber mantel and stone hearth, feature brick plinths to each side of the fireplace which are ideal for the displaying of photographs, TV etc. Deep bay window to front aspect, three wall light points, radiator and window to side aspect.

### Study/Bedroom 5 4.03m (13ft) 0 x 2.17m (7ft)

Radiator, window to rear aspect.

## Lower Ground Floor

### Reception Hall

Radiator.

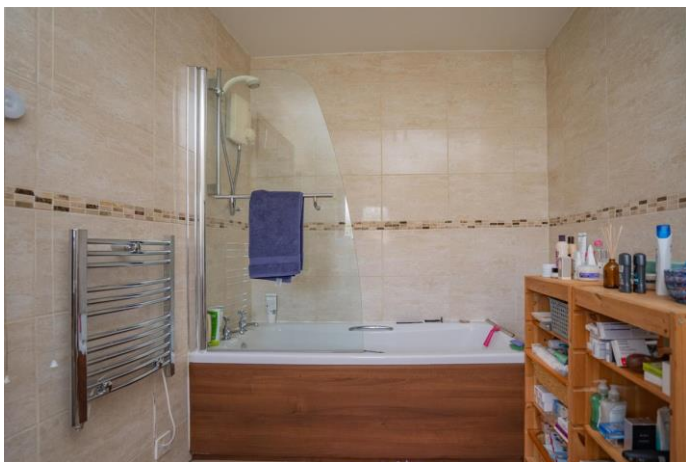
### Cloakroom

Close coupled WC, radiator, wash basin, window and extractor fan.

### Dining Room 4.13m (13ft 4in) max (9'10 min) x 4.06m (13ft 1in)

Radiator and pair of glazed doors leading to





#### **Conservatory 3.35m (10ft 10in) x 3.04m (9ft 10in)**

Glazed to three aspects overlooking the rear garden. Radiator and pair of glazed doors leading into the rear garden itself.

#### **Kitchen/Breakfast Room 5.42m (17ft 6in) x 3.04m (9ft 10in)**

Having a comprehensive range of floor and eye level cupboards with worksurfaces, tiled surrounds and pelmet lighting above. Integrated four ring electric **INDUCTION HOB** with **OVEN** below and extractor canopy above. Integrated Bosch **DISHWASHER**, **FRIDGE** and separate **FREEZER** and one and a half bowl single drainer stainless steel sink with mixer tap. Ceiling downlighting, three windows to front and side aspects. Radiator, door to

#### **Utility Room 3.02m (9ft 9in) x 2.06m (6ft 8in)**

One and a half bowl stainless steel sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer, fitted floor and eye level cupboards, worksurfaces with tiled surrounds, double glazed window and stable style door leading outside. Extractor fan and radiator.

#### **First Floor**

##### **Landing**

Radiator. As with the ground floor the first floor is also on two levels with a short flight of stairs leading to an upper level (described later).

##### **Bedroom 1 5.21m (16ft 10in) x 3.10m (10ft)**

Radiator, large French window (with Juliet balcony) to front aspect with view over Severn Valley. Built in wardrobes (made by Nolte) with lighting. Door to

##### **En-suite Bathroom 3.02m (9ft 9in) x 2.06m (6ft 8in)**

Fully tiled and having panelled bath with tiled surround, Mira Power shower over and glass shower screen with towel rail. Chrome ladder style heated towel rail. Bidet, close coupled WC, pedestal wash basin, radiator, extractor fan and window.

##### **Bedroom 2 4.08m (13ft 2in) x 3.04m (9ft 10in)**

Radiator, window to rear aspect and access to roof space.

##### **Bathroom 2.37m (7ft 8in) x 2.25m (7ft 3in)**

Panelled bath with tiled surround, shower over and glass shower screen (with towel rail), close coupled WC, pedestal wash basin, radiator, extractor fan and window to rear aspect.

#### **Upper First Floor**

##### **Landing**

Radiator, window to front aspect, deep built in airing cupboard with factory lagged cylinder, immersion heater and slatted shelving. Undereaves cupboard.

**Bedroom 3 4.03m (13ft) x 2.48m (8ft) excluding bay window to rear aspect**  
Partially sloping ceiling, radiator. Under eaves cupboard space.

**Bedroom 4 4.23m (13ft 8in) x 2.48m (8ft) min excluding bay window to front aspect**  
Partially sloping ceiling, radiator and access to insulation roof space with light, and a drop down ladder. Undereaves cupboard space.

#### **Outside**

A tarmac driveway provides parking for several vehicles and leads to the large

##### **Double Garage 5.06m (16ft 4in) x 5.06m (16ft 4in)**

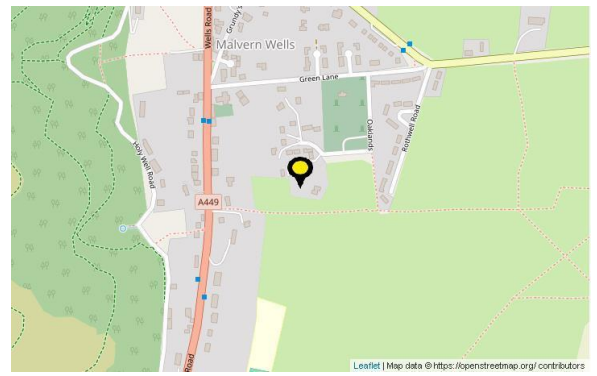
With up and over door, side door, double glazed window, power and lighting. The garage has cavity wall and roof insulation.

The driveway is flanked to each side by mature Copper Beech hedging, a sloping lawn, a variety of well established shrubs and a particularly impressive Hawthorn tree.

Paved pathways to each side of the house lead to the rear garden which essentially on two levels with paved seating areas, brick retaining walls and a variety of colourful and well established shrubs, trees and roses. Separate steps lead to a kitchen/vegetable garden where there is also a **GREENHOUSE**. The rear garden is fully enclosed either by hedged boundaries or fencing. At strategic points there is an external tap and outside lighting.

## Directions

From the centre of Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue for just over a mile and fork left into Hanley Road (signed Upton, The Golf Course and Three Counties Showground). Follow this route downhill for approximately quarter of a mile where as the road begins to bear sharply to the left turn hard right into Green Lane. Follow this road uphill for approximately 300 yards before turning left (signed Green Lane leading to Oaklands). Drive past the cemetery on your right hand side. You will notice that the road divides into two sections. Take the first road to the right up the hill for approximately 200 yards where, as the road bears sharply to the right, fork left onto a block paved driveway that passes between two brick walls and is signed to The Stables and the Garden House. After a very short distance the road splits again. Take the left turn fork to The Garden House.



## 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

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 formerly 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 C (71).



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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.
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