

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY SITUATED 1930'S DETACHED PROPERTY SET IN A PROMINENT POSITION IN AN ELEVATED SETTING PROVIDING BEAUTIFUL PANORAMIC VIEWS ACROSS THE SEVERN VALLEY. GENEROUS GROUNDS, AMPLE OFF ROAD PARKING AND DOUBLE GARAGE. ENERGY RATING 'D'. NO ONWARD CHAIN**

## Marsh Bank - Guide Price £800,000

95 Wells Road, Malvern Wells, WR14 4PB

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# Marsh Bank, 95 Wells Road

## Location & Description

Located in a convenient position south of the Victorian Spa town of Great Malvern. The town offers a comprehensive range of amenities including shops, banks, Waitrose supermarket and the renowned theatre and cinema complex as well as the Splash leisure pool and gymnasium. A well stocked convenient store is positioned a short walk from the property with further amenities available on the retail park in Townsend Way or in the city of Worcester.

Transport communications are well catered for with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 1 of the M50 at Upton and Junction 7 of the M5 at Worcester brings The Midlands and South West into an easy commute.

The area is well served by an excellent choice of schools at both primary and secondary levels in the state and private systems.

## Property Description

95 Wells Road is a beautiful 1930's detached property sat in a prominent setting in an elevated position on the easterly slopes of the Malvern Hills and from where the accommodation has been designed to take in the splendid south and easterly views out across the Severn Valley to Bredon Hill and The Cotswolds in the distance.

One of key selling points of this property is the driveway which meanders down and opens to allow for ample parking for vehicles directly outside the front door and giving direct access to a double garage that has a room over which could (subject to the relevant permissions being sought) could be converted into a home office or annexe. The house is set back from the road with a top parking area from where the driveway descends past beautiful mature planted beds that display colour and vibrance, throughout the year through its range of plants, shrubs and specimen trees. There is also a lit stepped path descending from the top parking area.

The house is accessed under a timber framed and lead roofed storm porch that opens to the accommodation which is in excess of 2500 sq.ft. offering flexible and versatile space set over two stories and all designed around the views on offer.

The property has double glazing and gas central heating and comprises in more detail:

## Entrance Porch

Accessed via double glazed, double doors to front with matching double glazed side panels. Wall light point and tiled floor. Hardwood front door with beautiful leadlight obscure glazed inset opens to

## Reception Hall 3.44m (11ft 1in) x 4.39m (14ft 2in)

A welcoming and generous space in the centre of the home from where an open staircase rises to a half landing. Ceiling light point, beautiful exposed wood flooring and two Victorian style radiators set either side of double glazed double doors with double glazed side panels that open to a covered verandah (described later). Period doors and furnishings open to the sitting room, breakfast room and dining room (described later) and further door to

## Cloakroom

Fitted with a low level WC, pedestal wash hand basin. Obscure double glazed window to front. Useful cloaks cupboard with double doors. Tiled floor and splashbacks. Inset ceiling spotlights.

## Sitting Room 4.31m (13ft 11in) x 5.94m (19ft 2in)

This is a splendid and generous room flooded with natural light through the double glazed windows to four sides looking out over the formal garden to the views beyond. Set into a wooden fireplace with marble effect back and hearth is a Living Flame gas fire. Two ceiling light points. Victorian style radiators.

## Dining Room 3.69m (11ft 11in) x 4.31m (13ft 11in) max

A versatile space positioned to the southerly and easterly aspects of the house with double glazed windows to each side. Ceiling light point, electric fire set into a wooden fire surround with marble effect back and hearth. Victorian style radiator. From this room the fine views can be enjoyed.

## Breakfast Room 2.61m (8ft 5in) x 3.44m (11ft 1in)

Being an interconnecting room to the kitchen with double glazed window with easterly aspect with views. Ceiling light point, radiator and useful storage cupboard in alcove. Door to

## Kitchen 3.69m (11ft 11in) x 2.56m (8ft 3in)

Fitted with a range of cream fronted shaker style drawer and cupboard base units with chrome handles and a granite worktop over, set into which is a one and a half bowl stainless steel sink unit with mixer tap and drainer and set under a double glazed window enjoying the superb views. Range of inset matching wall and drawer units as well as an integrated DISHWASHER, four ring Bosch electric HOB with extractor over and DOUBLE OVEN under as well as a FRIDGE and FREEZER. Two ceiling light points, tiled splashbacks, vertical radiator. Door to side hallway (described later) and door to





**Larder 2.71m (8ft 9in) x 1.73m (5ft 7in)**

A useful space with additional shelving and granite worktop under which there is space for additional kitchen white good. Ceiling light point and obscured double glazed window to side.

**Side Hallway**

Continued tiled floor, double glazed wooden door with matching side panel opening to the courtyard from where there is gated access to the rear garden and the garage. Double glazed sloping roof and door to boiler room/store (described later). Door to

**Utility Room 1.39m (4ft 6in) x 3.38m (10ft 11in) max**

Additional cupboard base units with roll edged worktop over and space an connection point for washing machine and further kitchen white goods. Two double glazed windows to rear, stainless steel sink unit with mixer tap and drainer. Tiled floor and ceiling light point.

**Boiler Room/Store**

Double glazed sloping roof, blue brick floor, shelving, a flight of steps lead down to the boiler room where the Worcester Bosch boiler and hot water cylinder are located.

**Half Landing**

Stairs continue up to first floor landing. Double glazed window to front and door to

**Office 2.11m (6ft 10in) x 2.56m (8ft 3in)**

Double glazed window to side looking towards the Malvern Hills. Access to loft space (with potential to be converted), ceiling light point and radiator.

**First Floor Landing**

Ceiling light point, double glazed obscured window to front. Ceiling light point. Airing cupboard with ample shelving and doors to

**Master Bedroom 4.28m (13ft 10in) x 5.94m (19ft 2in)**

A generous space with triple aspect enjoying wonderful views across the Severn Valley and back to the Malvern Hills. Two ceiling light points, radiator and range of fitted wardrobes incorporating hanging and shelf space.

**Bedroom 2 3.69m (11ft 11in) x 4.31m (13ft 11in)**

A further double bedroom with double glazed, double aspect windows affording fine views. Ceiling light point, sink unit with tiled splashbacks, light with shaver point over. Radiator.

**Bedroom 3 3.46m (11ft 2in) min x 4.31m (13ft 11in)**

Double glazed window to southerly aspect with views. Ceiling light point, radiator, built in double wardrobe with hanging space and cupboard over.

**Bedroom 4 3.72m (12ft) x 2.68m (8ft 8in)**

Currently set up as the current owners study and having dual aspect, double glazed windows with views, either across the Severn Valley or up to the Malvern Hills. Ceiling light point and radiator.

**Bathroom 1**

Obscure double glazed window to rear fitted with a Victorian style pedestal wash hand basin and panelled bath with electric shower over. Tiled walls. Useful storage cupboard, heated towel rails and radiator. Inset ceiling spotlights. Light with shaver point.

**Separate WC**

Obscure double glazed window to rear, low level WC, radiator, tiled splashbacks to half height and inset ceiling spotlights.

**Shower Room** Fitted with a low level WC and Victorian style wash hand basin, corner shower enclosure with thermostatically rainfall style shower. Obscure double glazed window to rear, inset ceiling spotlights. Tiled walls and floor. Radiator and chrome towel rail.

**Outside** The grounds wrap around the property to all sides and approach 0.4 acres and from all aspects superb views are on offer across the Severn Valley to Bredon Hill and The Cotswolds beyond. To the southerly aspect of the house is a recessed

**Verandah 3.72m (12ft) x 2.73m (8ft 10in)**

Tiled floor and beautiful brick archways and superb southerly views. From here a paved seating area extends out to the side and overlooks an hedged lawn area with beautiful planted beds. To the westerly aspect are further planted beds with a **GREENHOUSE** and gated pedestrian access to the driveway. Steps descend from the south patio to the rear of the house where a sloping garden descends through lawned tiers and paths past beautifully planted beds displaying colour and vibrance throughout the year. The whole garden is enclosed by a hedged perimeter giving it privacy and seclusion. The lower tier of the garden offers a number of mature fruit trees and specimen trees are interspersed throughout the plot. There is a **SHED**, outside tap and gated pedestrian access to either side of the house to the driveway.

From the courtyard which can be accessed from the side hallway or the garden through a doorway there is a pedestrian door from here into the

**Garage 5.40m (17ft 5in) x 4.65m (15ft)** Enjoying a light and power and sliding doors to front. Internal there is access to the loft space via a pull down ladder. This space is ideal for storage but subject to the relevant permissions being sought could be converted into a workshop, home office or annexe.



## Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Leave the outskirts of town, passing across Peachfield Common and past the Railway Inn on your right hand side. Continue for a few hundred yards where the entrance to number 95 will be seen on the left hand side, as indicated by the agents For Sale board.



## 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

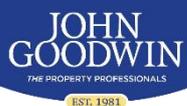
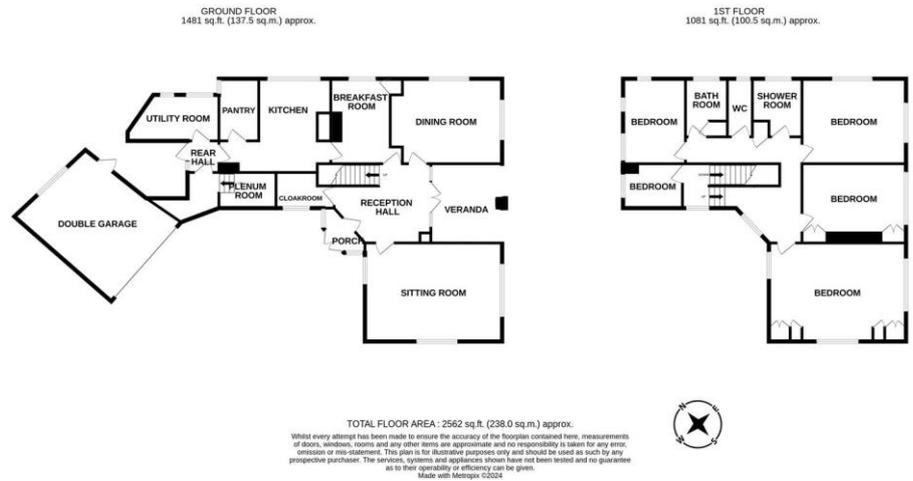
## Council Tax

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 D (58).



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