

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**IN NEED OF REFURBISHMENT AND UPDATING BUT OFFERING SUPERB POTENTIAL FOR FURTHER DEVELOPMENT A 1930'S DETACHED THREE BEDROOMED HOUSE SITUATED ON A GENEROUS PLOT WITHIN THIS POPULAR AND MUCH SOUGHT AFTER LOCATION. NO CHAIN. EPC RATING "E"**

## Peachfield Close – Guide Price £525,000

4 Peachfield Close, Malvern, WR14 4AN

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# 4 Peachfield Close

## Location & Description

The property enjoys a convenient location less than a mile from the cultural and historic 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. A regular bus service runs near to the property in Wells Road and there is a mainline railway station in Great Malvern providing links to London Paddington, Birmingham, Bristol and the South West, Hereford and South Wales. Junctions 1 of the M50 near Upton upon Severn and Junction 7 of the M5 south of Worcester are both within easy commuting distance.

The property is situated less than five minutes on foot from Peachfield Common. The network of paths and bridleways that criss-cross the Malvern Hills are also within walking distance making this the perfect spot for those who enjoy outdoor pursuits or simply walking the dog. From its elevated position there are views to the east over the rooftops of Malvern towards the Severn Valley in the far distance and to the west of the Malvern Hills.

## Property Description

4 Peachfield Close is a wonderfully located 1930's detached property situated in a generous plot within this highly regarded and most popular area close to Peachfield Common and affording views from the front aspect across the Severn Valley while to the rear there are views to the Malvern Hills.

No doubt one of the key selling points of this property is the generous grounds and while the living accommodation requires modernisation and updating, due to the size of the plot it does have potential also for further development to the house, subject to the relevant permissions being sought.

The property is initially approached via a block paved driveway allowing parking for vehicles and siding on to the planted foregarden displaying a wide range of plants and shrubs and benefitting from a lawn set behind the hedged perimeter. The maturity of the foregarden is mirrored to the rear which is more generous in size and described later. From the block paved driveway, allowing parking for vehicles, a pedestrian path leads to the UPVC obscured double glazed front door opening to the living accommodation which is in excess of 1300 square foot and set over two floors and has huge potential for further development with the current living accommodation in need of updating and refurbishment.

Currently the rooms offer spacious and versatile areas benefitting from double glazing and gas central heating with the living accommodation in more detail comprising

### Reception Hallway 4.90m (15ft 10in) x 2.22m (7ft 2in)

Being a welcoming space at the centre of the ground floor accommodation. Having a chequered tiled floor flowing throughout this area with an open wooden balustraded staircase rising to first floor with useful understairs storage cupboards. The decorative picture rail is still visible and there is obscured double glazed windows to either side of the door. Radiator and four panelled original doors opening through to

### Dining Room 3.97m (12ft 10in) x 3.38m (10ft 11in)

A flexible space positioned to the front of the property enjoying a double glazed window, ceiling light point and radiator.

### Sitting Room 6.38m (20ft 7in) x 3.38m (10ft 11in) 13'11" maximum

A wonderful triple aspect room enjoying easterly, southerly and westerly windows flooding the area with natural light. This is a generous room in proportion and benefits from an open grate set into a tiled surround and hearth. Two ceiling light points, wall light points, radiator and double glazed patio door to rear gives access to the patio and enjoys views up to the Malvern Hills.





#### **Breakfast Kitchen 4.31m (13ft 11in) x 3.38m (10ft 11in)**

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Four ring electric **HOB** with extractor over and Neff eye level **DOUBLE OVEN**. Space and connection point under counter for washing machine and fridge. A one and a half bowl stainless steel sink with mixer tap and drainer is set under a double glazed window overlooking the mature rear garden. Obscured double glazed pedestrian door gives access to garden and obscured glazed wooden door opens through to

#### **Side Porch**

Having a glazed window and wooden pedestrian door to side, wall mounted Worcester Green Star Ri wall mounted boiler. Tiled floor, ceiling light point and door opening through to

#### **Ground Floor Shower Room**

Fitted with a low level WC, wall mounted wash hand basin and shower enclosure with thermostatic controlled shower over. Obscured double glazed window to rear, ceiling light point, radiator.

#### **First Floor Landing**

Double glazed window to rear with views up to the Malvern Hills and Wyche Cutting. Decorative picture rail, ceiling light point and doors opening through to

#### **Bedroom 1 4.31m (13ft 11in) x 3.38m (10ft 11in)**

A generous double bedroom positioned to the rear of the property and enjoying views to the Malvern Hills through the double glazed window to rear and further double glazed window to side. Ceiling light point, radiator. Built-in wardrobes incorporating hanging and shelf space. Wall light point, radiator, ceiling light point and door opening through to

#### **En-suite**

Fitted with a low level WC and his and hers sinks, vanity sinks with cupboards and drawers under. Panelled bath with mixer tap. Obscured double glazed window to rear, ceiling light point, radiator. Airing cupboard housing the hot water cylinder with useful shelving.

#### **Bedroom 2 4.03m (13ft) x 3.41m (11ft)**

A dual aspect double bedroom with views across the Severn Valley and back towards the Malvern Hills through the double glazed windows. A range of fitted wardrobes with hanging and shelf space and matching dressing table with drawers. Ceiling light point, coving to ceiling, radiator.

#### **Bedroom 3 3.97m (12ft 10in) x 3.41m (11ft)**

Double glazed window to front looking out across the Severn Valley. Ceiling light point, radiator, wall mounted wash hand basin with tiled splashbacks.

#### **Bathroom**

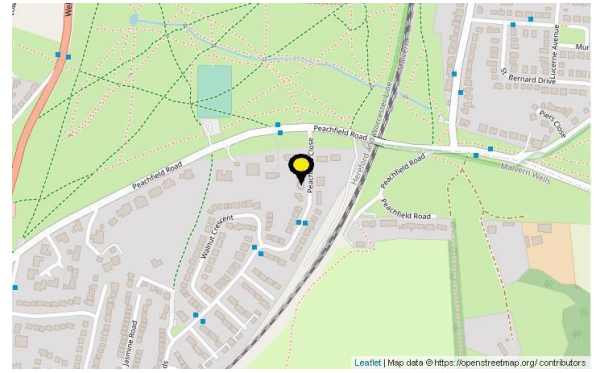
Fitted with a WC, wall mounted wash hand basin and panelled bath. Tiled splashbacks, ceiling light point, loft access point and obscured double glazed window to front. Radiator.

#### **Outside**

To the rear a paved patio area extends away from the property where the pleasures of the setting can be enjoyed. The garden enjoys numerous lawn areas flanked to all sides by mature planted beds displaying a variety of flora and shrubs and plants on display throughout the year. No doubt the key selling point of this property is the generous plot which enjoys a westerly aspect. In the garden are a number of fruit trees mainly positioned to the left hand side. The garden continues to both sides of the property and giving pedestrian access to front. The garden further benefits from outside light points and is enclosed a hedged and fenced perimeter. Planted within the garden are other specimen trees. There is a wooden **SHED** tucked up in the left hand corner.

## Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue for just over quarter of a mile passing across Peachfield Common (which is on both side of the road). At the far end of the common, opposite the Railway Inn turn very sharp left downhill into Peachfield Road. Follow this route for a short distance (with the common only your left) taking the third turn to the right (towards Fruitlands). Continue over the cattle grid. Number 4 Peachfield Close is on the right hand side after a few yards.



## 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 "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 (47).

GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.  
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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.
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.



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