

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPACIOUS DETACHED HOUSE ENJOYING AN ELEVATED CUL-DE-SAC SETTING ON THE WESTERN SLOPES OF THE MALVERN HILLS WITH FINE VIEWS ACROSS HEREFORDSHIRE TOWARDS THE WELSH MOUNTAINS OFFERING GENEROUS FAMILY ACCOMMODATION WITH GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, PORCH, HALL, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, UTILITY ROOM, FOUR BEDROOMS, TWO BATHROOMS, SHOWER ROOM, DOUBLE GARAGE AND HILLSIDE GARDEN. NO CHAIN. EPC RATING "D"

Camp Hill, West Malvern - Guide Price £475,000

7 Camp Hill, West Malvern WR14 4BZ

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Camp Hill, West Malvern

Location & Description

The property enjoys an elevated position on the western slopes of the Malvern Hills just under two miles from Great Malvern town centre 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 village of Colwall is just over two miles away.

Transport communications are excellent. There are main line railway stations in both Great Malvern and Colwall that provide direct links to Birmingham and the Midlands, London Paddington, the West and South Wales. Also within commuting distance are links to the M50 motorway south of Ledbury and the M5 at Worcester. The property is also well placed for access to some of the best schools in the region in both the state and private sectors including Malvern College, Malvern St James Girls' School and The Elms and The Downs preparatory schools in Colwall.

Property Description

Originally constructed in the 1980's 7 Camp Hill is one of a small number of detached homes set in a quiet cul-de-sac set on the western slopes of the Malvern Hills. It should be noted that the property will be best suited to people who are reasonably agile as it has a hillside garden and a fairly steep approach.

The generous accommodation is on two floors and is offered with gas fired central heating and double glazed windows. At ground level a glazed porch opens into a large reception hall off which there is a utility room, bedroom, shower room (with WC) and garage. At first floor level a landing leads to a large lounge with open plan dining room, a kitchen, conservatory and four bedrooms, one of which has its own en-suite bathroom. Also at this level is a separate recently refitted contemporary family bathroom.

A short tarmac driveway provides parking for a vehicle and leads to the double garage. At the rear of the house the tiered rear garden leads directly on to the Malvern Hills. From its commanding position 7 Camp Hill enjoys wonderful views across Herefordshire towards the Welsh borders.

Ground Floor

Entrance Porch

Fully double glazed with views over Herefordshire. Inner door leading to

Reception Hall 5.76m (18ft 7in) x 3.07m (9ft 11in) (maximum)

A generous hall with radiator, stairs leading to first floor, built-in double cloaks cupboard/wardrobe and door to garage (described later). Door also to

Inner Hall

Shower Room

Having tiled cubicle, close coupled WC, pedestal wash basin with mirror above, radiator, towel rail and extractor fan.

Bedroom 5.04m (16ft 3in) (maximum) x 3.23m (10ft 5in)

Fitted book shelving, built-in double wardrobe, radiator and double glazed window to front aspect with fine view over Herefordshire.

Utility Room 3.07m (9ft 11in) x 2.73m (8ft 10in)

Single drainer sink unit with cupboards below, additional floor cupboard with work surface. Radiator, eye level cupboard, gas fired central heating boiler, double glazed window and door leading outside.





First Floor

Landing

Access to roof space, smoke alarm, central heating thermostat and controls. Built-in airing cupboard with hot water cylinder, shelving and immersion heater.

Lounge 5.71m (18ft 5in) x 4.13m (13ft 4in)

Contemporary fitted gas fire with marble hearth below. Radiator, double glazed windows and door leading into conservatory (described later) with views over Herefordshire. This room is open plan to the

Dining Room 3.10m (10ft) x 2.79m (9ft)

Radiator, double glazed window to rear aspect and door leading to

Kitchen 3.72m (12ft) x 3.10m (10ft)

Fitted floor and eye level cupboards with work surface and tiled surround, one and a half bowl single drainer stainless steel sink unit, integrated four ring gas HOB with OVEN below and stainless steel extractor canopy above. Integrated DISHWASHER, radiator, double glazed window to rear aspect. Door leading from landing. Double glazed door leading into rear garden.

Conservatory 7.75m (25ft) x 2.48m (8ft)

Double glazed to two aspects with views towards Herefordshire. Radiator and ceiling downlighting.

Bedroom 4.65m (15ft) x 3.72m (12ft)

Radiator, large walk-in dressing area/wardrobe with hanging rail. Double glazed window to front aspect with fine views across Herefordshire. Door leading to

En-suite Bathroom

Half tiled and having panelled bath with tiled surround and shower tap, close coupled WC, wash basin with mirror and shaver point above and fitted cupboards below, heated towel rail, double glazed window.

Bedroom 3.04m (9ft 10in) (minimum excluding wardrobe) x 2.71m (8ft 9in)

Built-in double wardrobe. Radiator and double glazed window to rear aspect.

Bedroom 3.66m (11ft 10in) x 2.99m (9ft 8in) (minimum excluding wardrobe)

Radiator, built-in double wardrobe with hanging rail, double glazed window to rear aspect.

Bathroom

A contemporary bathroom with panelled bath, tiled surround, shower tap and glass shower screen. Heated towel rail, wash basin with cupboards below, work surface to side and mirror above. Ceiling downlighting and double glazed window.

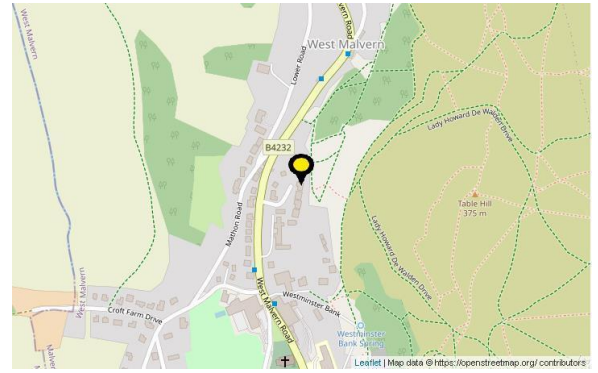
Outside

To the front of the property a driveway provides parking for a vehicle and leads directly to the **DOUBLE GARAGE** with up and over door, lighting and power, window, door leading to undercroft storage area and separate door leading into reception hall.

Immediately in front of the house is a sloping lawned garden enclosed by shrubs and trees. A paved and stepped pathway leads to the side of the house (with doorway through to utility room) and beyond to the main rear garden. It should be noted that this is a hillside garden laid to a large level paved seating area with steps up to a two tiered lawn with separate decked and paved seating areas. The garden is enclosed by fencing, mature hedging and shrubs and a gateway leads directly on to the Malvern Hills.

Directions

From Great Malvern proceed north along Worcester Road for a short distance before bearing left towards West Malvern along North Malvern Road. Follow this route uphill for about a quarter of a mile before going round a very sharp left hand bend into West Malvern Road. Continue to follow this route uphill for approximately a mile. Camp Hill will be seen on the left hand side. It should be noted that the road in the cul-de-sac is steep and on a first visit viewers may prefer to park opposite the house instead of attempting the driveway.



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 (65).



7 Camp Hill, Off West Malvern Road, Malvern

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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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