

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DISTINCTIVE AND SIGNIFICANT DETACHED EARLY VICTORIAN HOUSE ENJOYING A LOVELY SETTING IN ONE OF GREAT MALVERN'S PRIME RESIDENTIAL AREAS WITH FINE VIEWS OF THE MALVERN HILLS AND OFFERING GENEROUS ACCOMMODATION ON FOUR FLOORS WITH DINING ROOM, DRAWING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LAUNDRY ROOM, FOUR BEDROOMS, LOUNGE/BEDROOM 5, STUDY/BEDROOM 6, CLOAKROOM, TWO BATHROOMS, SEPARATE WC, WETROOM, CELLARS, GAS FIRED CENTRAL HEATING, WORKSHOP, EXTENSIVE PRIVATE PARKING, TRIPLE GARAGE AND MATURE GARDEN AND GROUNDS. ENERGY RATING D

## Wentworth House, Priory Road - Guide Price £850,000

20 Priory Road, Great Malvern WR14 3DR

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# Wentworth House

## Location & Description

Wentworth House enjoys a lovely setting in arguably Great Malvern's prime residential area, less than quarter of a mile from the centre of town and therefore within walking distance of a full 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 is a mainline railway station only a few minutes walk away. Junction 7 of the M5 and Junction 1 of the M50 motorways at Worcester and Upton are both within easy commuting distance. Educational needs are second to none in both the state and private systems and at primary and secondary levels. The elegant grounds of Malvern College are virtually on the doorstep. Malvern St James Girls School is only a few minutes away on foot and The Chase secondary is less than half a mile away.

## Property Description

The property itself is an elegant detached residence, originally constructed in the 1840's to a classic Victorian design of rendered brick under a slate roof. Many original features remain including several fireplaces, cornicing to ceilings, skirtings, internal joinery and sash windows. There are even some Victorian style radiators. It is acknowledged that significant investment is now required but the property offers a wonderful opportunity for anyone looking for a project to create a fine contemporary period home in Malvern's premier residential area.

Arranged over four floors the house is approached at ground floor level via an entrance porch and reception hall which lead to a dining room, drawing room, utility room and the main kitchen/breakfast room. Stairs lead down to lower ground floor level where there is another hall, a wetroom, a lounge that doubles as a bedroom, a study that can also double as a bedroom, a laundry room and cloakroom with WC. It should also be noted that a lift was installed some years ago linking this level to the ground floor above. Also at this level there is access to a basement where there are two cellars and separately to a large workshop that links directly to the triple garage (described later).

On the first floor a half landing leads to a separate WC and onto the main landing off which are four bedrooms, one of which has its own en-suite bathroom. There is also a separate family bathroom.

Wentworth House enjoys a pleasant approach across a long tarmac driveway that provides extensive private parking and leads to the triple garage. The mature garden and grounds provide a lovely setting from which there are fine views of the Malvern Hills in the west. They are designed to keep maintenance to a minimum with gently sloping lawns and well established borders, shrubs and trees.

## Ground Floor

Approached via a set of external steps from the front garden with part glazed door leading to

### Entrance Hall

Inner door to

### Reception Hall

Built in cupboard housing central heating controls, stairs leading to first floor, radiator and sash window to rear aspect with view of the Malvern Hills.

### Dining Room

Radiator, fireplace with timber surround and mantle, gas fire (this will remain at the property but does not meet current regulations), three sash windows with aspects over the front and side gardens.

### Drawing Room

Fireplace with timber surround and mantel, slate inset and hearth, two radiators, three sash windows to front and side aspects with view over garden.

### Utility Room

Radiator, sash windows to rear and side aspects with view over rear garden to hills. Fireplace with tiled surround, two built in glass fronted wall cabinets with cupboards below. Lift leading to the lower ground floor.

### Kitchen/Breakfast Room

Floor and eye level cupboards with work surfaces and tiled surrounds. Integrated twin bowl single drainer stainless steel sink unit, Classic 90 gas fired **RANGE COOKER** with five burner **HOB** and **OVENS** below. Space/plumbing for dishwasher. Radiator, three windows to side and rear aspects with view towards Malvern Hills. Stairs leading down to

## Lower Ground Floor

### Entrance Hall

Radiator, part glazed door leading outside.







#### Wetroom

Fitted shower, close coupled WC, wash basin with shaver point above. Heated towel rail, built in cupboard, ceiling downlighting and sash window.

#### Lounge/Bedroom 5

Radiator, fireplace with tiled surround, mantel and Victorian grate. Fitted bookshelving, two sash windows to front aspect.

#### Study/Bedroom 6

Fireplace with tiled surround, mantel and Victorian grate. Fitted shelving, radiator, two sash windows to front and side aspects.

#### Laundry Room

Single drainer stainless steel sink, large built in cupboards, gas fired central heating boiler, plumbing for washing machine, radiator and sash window to rear aspect with view of the hills. Lift to ground floor.

#### Cloakroom

Close coupled WC, wash basin, radiator and sash window.

From the main hall doors lead to a workshop (described later) and to

#### Entrance Lobby

Sash window, door leading outside and separate door and steps to

#### Basement

This comprises cellars with power, lighting and external windows.

#### Workshop

Part glazed door leading to front garden. Inner door linking to the triple garage (described later).

#### First Floor

#### Half Landing

Door to

#### Separate WC

Close coupled suite, pedestal wash basin, radiator, access to roof (for maintenance) and sash window to rear aspect.

#### Main Landing

Sash window to rear aspect with view across rear garden towards the hills.

#### Bedroom

Radiator, fireplace with timber surround, mantel and grate. Two built in cupboards/wardrobes (with drawers), two sash windows to side and rear aspects with view towards Malvern Hills.

**Bedroom** Range of fitted wardrobes with hanging rails and integrated shelving. Two radiators, three sash windows to side and front aspects. Two wall light points.

**Bedroom** Fireplace with timber surround, mantel and grate. Built in wardrobe, airing cupboard with hot water cylinder and immersion heater. Two sash windows to front aspect and door to

#### En-suite Bathroom

Panelled bath with Victorian style shower tap and glass shower screen. Radiator, wash basin, close coupled WC, corner cupboard and sash window.

**Family Bathroom** Panelled bath, Victorian style shower tap, vanity wash basin with cupboards below and shaver point above. Mirrored cabinet, heated towel rail, WC with high level suite. Access to roof space. Sash window.

**Bedroom** Radiator, fitted bookshelving and wardrobe, sash window, recess with vanity wash hand basin, shaver point and bulkhead cupboard above.

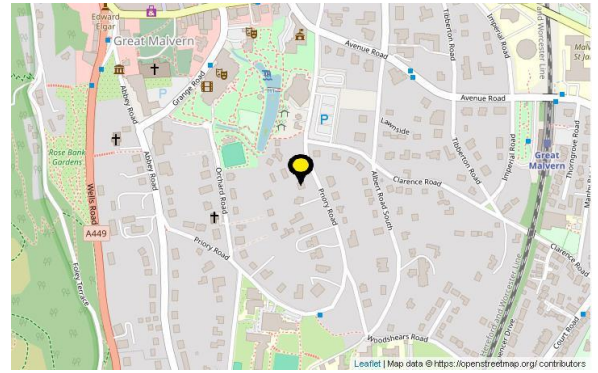
**Outside** A brick pillared entrance leads on to a long tarmac driveway flanked by stone edged borders and a large rockery. This leads past the house itself to a parking and turning area and to a

**Triple Garage** With three up and over doors, power and lighting connected and internal doors leading directly to the front garden and separately to the workshop (described earlier).

The mature garden and grounds provide a lovely setting for Wentworth House. They are laid to lawns with well stocked mature shrub borders, some impressive trees and hedged boundaries. The rear garden also has trellising that supports mature climbers as well as a number of fruit trees and a small **GARDEN STORE** of timber construction. At strategic points there is outside lighting and an external tap. A further point of interest is to be found along the front boundary where passers by often comment on the topiary created from mature Yew hedging which has been sculptured into a squirrel and a snail. From the rear garden there is a lovely view of the Malvern Hills.

## Directions

From the main shopping centre of Great Malvern at the traffic lit crossroads proceed downhill along Church Street for a short distance before taking the first fork to the right into Avenue Road. As the road begins to bear to the left turn right into Priory Road. Wentworth House can be seen on the right hand side after about 500 yards.



## 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

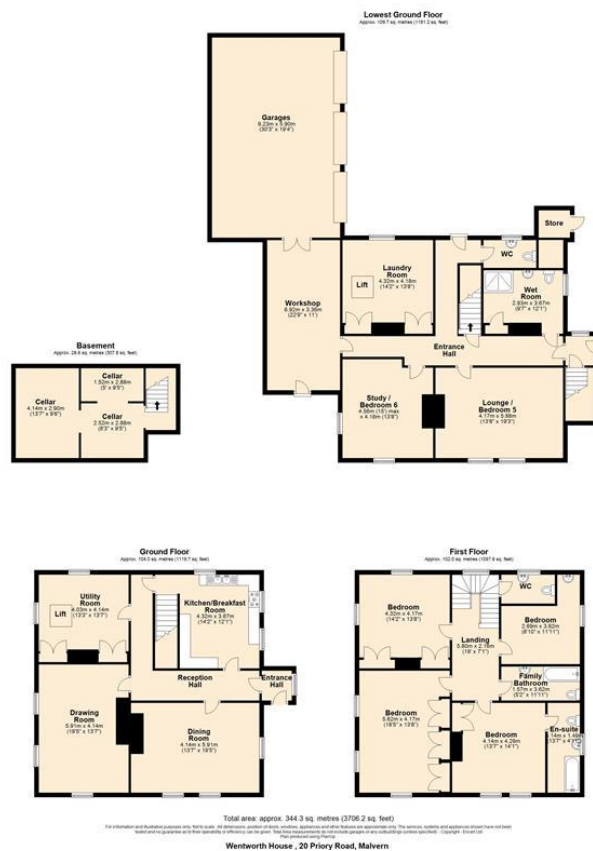
## Council Tax

COUNCIL TAX BAND "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 (56).



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