

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN ELEGANT AND SUBSTANTIAL MALVERN STONE DETACHED PROPERTY SITUATED IN ONE OF THE MOST PRESTIGIOUS ROADS IN GREAT MALVERN. IN A GENEROUS PLOT WITH WONDERFULLY PROPORTIONED ACCOMMODATION FULL OF PERIOD CHARACTER AND CHARM. ENERGY RATING "D" NO CHAIN**

## Wybourne - Guide Price £1,250,000

6 Avenue Road, Great Malvern, Worcestershire, WR14 3AG

8 4 3





# Wybourne

## Location & Description

The property enjoys a lovely setting in arguably Great Malvern's prime residential area, close to 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 along with a choice of restaurants and public houses. 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 one mile away.

## Property Description

6 Avenue Road represents a fine example of a Victorian house built of Malvern Stone under a pitched tiled roof with wonderful ornate polygonal shafts chimneys. The property is positioned in a highly regarded road in Great Malvern and is approached through Malvern Stone, brick and capped pillars with fence and Malvern Stone wall and gives access to a gravel driveway that continues to the front of the building and to the side offering ample off road parking. Wooded doors give access to a brick structure which, with the relevant permissions being sought, a roof could be added to create a lovely garage.

A central well is a feature at the front of the property along with raised beds. The formal Gothic style archway with ornate, cathedral style corncicing and a mosaic tiled floor is the main entrance positioned to the side of the house where a wooden front door with glazed insets and a brass door knocker opens to the deceptively spacious accommodation which is set over three floors and is in excess of 4,400 sq.ft.

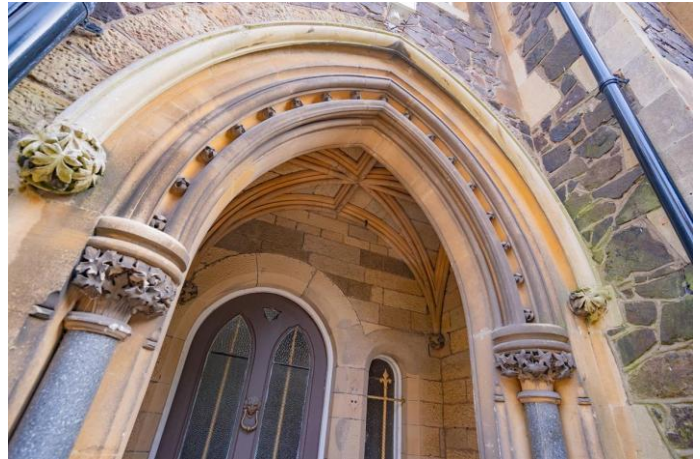
Throughout the property there is a wealth of character and charm. Upon entering the house it is apparent that it is a light and airy home that offers versatility of use.

The welcoming T shaped reception hall has a Minton tiled floor flowing throughout and hints at the character available throughout this spacious property. A beautiful open wooden balustraded and spindled staircase rises up to the first floor and all principal reception rooms can be accessed from this area.

The drawing room is positioned to the side of the property and is a wonderful space for entertaining. There are dual aspect windows including a large bay overlooking the rear garden and having the original shutters. The focal point of this room is the fabulous fireplace, the high ceilings and cornicing. An interconnecting door opens to the breakfast room (described later).

The sitting room is cosy space with wide bay window with original shutters and another fabulous fireplace with tiled hearth and cast iron grate.

The fabulous office/snug sits to the westerly side of the house and close to a door leading to the inner hall accessing the office/larder and the main dining room, again with a wonderful fireplace and triple aspect stone mullioned windows, with shutters, conveniently







situated adjacent to the kitchen that is accessed via an arched wooden door.

The breakfast room is also located next to kitchen and has Victorian style, floor to ceiling cupboards with two glazed windows either side, with shutters, of the cast iron fireplace with fine surround. An archway leads through to the kitchen which, subject to the relevant permissions being sought, would open through to the breakfast room. Currently fitted with drawer and cupboard base units and Belfast style sink with wooden worktop. A door opens from here into a Store with doorways to front and rear and opening to the utility area with cloakroom.

To the southerly aspect of the house and accessed from the reception hall is a rear porch with cloakroom.



On the upper level are wonderfully proportioned bedrooms and from the main landing double doors open to a southerly balcony with wooden railings and affording fine views to the Worcestershire Beacon and along the southerly range of the Malvern Hills.

The master bedroom is dual aspect with moulded sandstone fireplace with cast iron grate and a wonderful south facing bay window looking up to the hills. Complementing this bedroom are a further six well proportioned bedrooms two of which are interconnecting and could be opened to the master bedroom being on the left of the house to create a large master suite with dressing area and en-suite.

Servicing and complementing the bedrooms on this floor is a Jack & Jill style en-suite, a further family bathroom and a shower room.

On the second floor there is a further large landing area and a good size double bedroom.

The accommodation all benefits from gas central heating and wherever you look the period characteristics and charm of this wonderful property are on offer.

Leading off the reception hall stairs descend to cellarage that consists of two rooms (one of which houses the hot water cylinder and boiler), a storeroom and the main entrance area.

Outside the rear garden extends to the southerly aspect and has a paved patio area with steps down to the main lawn. Further steps lead down to the bottom tier with paved path and gravel paths meander through formal beds. This is a particularly sunny and private area enclosed by a walled, fenced and hedged perimeter.



To the side of the house there is a further seating area accessed via a gravel path with planted bed to side and a gate into a further paved seating area directly outside the utility room. Outside tap and attached brick built store.

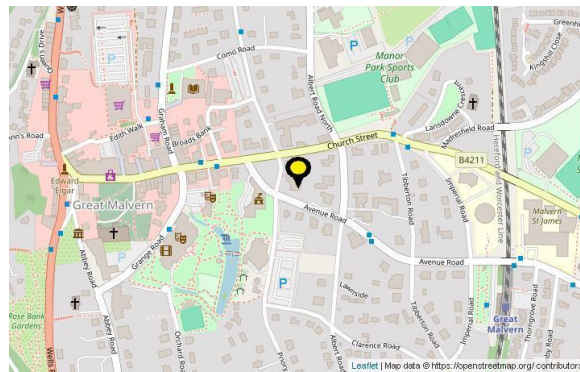
From all aspects of the garden there are wonderful views to the Worcestershire Beacon and the Malvern Hills.





## Directions

From the centre of Great Malvern at the Junction of the traffic lights where Church Street crosses with Graham Road proceed downhill along Church Street towards Barnards Green. After a very short distance turn right into Avenue Road. Follow the road and number 6 is the on the right hand side after a short distance.



## Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. There is three zoned central heating throughout the house. 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).



**Malvern Office**  
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### 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.





TOTAL FLOOR AREA : 4441 sq.ft. (412.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.

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