

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFUL PERIOD SEMI-DETACHED COTTAGE WHICH HAS BEEN EXTENDED AND OFFERS WONDERFUL ACCOMMODATION IN THE FANTASTIC LOCATION OF GUARLFORD. OFF ROAD PARKING AND A GENEROUS REAR GARDEN WITH VIEWS AND STUDIO ROOM. ENERGY RATING "E"**

## 82 Guarlford Road – Guide Price £600,000

Guarlford Road, Malvern, Worcestershire, WR14 3QT

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# 82 Guarlford Road

## Location & Description

Located on the outskirts of Barnards Green and Guarlford Common. The shopping precinct in Barnards Green offers a range of independent shops, Co-op supermarket, take aways, eateries and community facilities. Further and more extensive amenities are available in the Victorian hillside town of Great Malvern with a Waitrose supermarket and also at the retail park in Townsend Way having a number of high street names including Boots, Marks & Spencer and Morrisons to name but a few.

Transport communications are excellent with a mainline railway station in Great Malvern providing direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs through Barnards Green connecting the neighbouring areas. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute.

The area is well known for its excellent schools at both primary and secondary levels in the state and private sectors.

## Property Description

82 Guarlford Road is a lovely example of a period semi-detached cottage, originally built in 1870 the property has gone through a programme of being extended by previous owners, with the current owners having added a lovely first floor extension to create versatile and spacious rooms with period character and charm in the original building.

The property is initially approached and has a right of vehicular and pedestrian access across common-land on a gravel driveway that leads through an opening in the picket fence to the off road parking area which is private to the property and opens to allow for ample parking and giving access to a single garage. The foregarden has wonderful planted beds which wrap round to three sides and displaying colour and vibrance through its planted shrubs and specimen trees. The area is enclosed by a hedged, fenced and walled perimeter and there is a lovely aspect over common-land.

From the driveway a brick and paved path leads past a further planted bed to the front door opening to the accommodation that benefits from double glazing and gas central heating with the boiler having been replaced approximately eighteen months ago in 2023.

A double glazed door opens to the accommodation which is in excess of 1,400 sq.ft and provides period character and charm, particularly in the original part. One of the key selling points of the property is the lovely garden that overlooks countryside to the rear with views up the Malvern Hills and offering a home studio within the grounds.

The accommodation in more detail comprises:

### Entrance Porch 1.37m (4ft 5in) x 1.16m (3ft 9in)

Double glazed window to front and side, ceiling light point. Door with glazed inset opens to

### Sitting Room 4.44m (14ft 4in) x 6.90m (22ft 3in) max

A generous and welcoming space with dual aspect double glazed windows to front and to the rear. Open wooden balustraded staircase to first floor with useful understairs storage. A focal point of the room is the cast iron open grate set into a brick fireplace with tiled hearth and wooden mantel. To the right of the fireplace is a deep recess making for a wonderful reading area flooded with natural light through a further double glazed window and enjoying exposed wall timbers. Ceiling light point, exposed ceiling timber and two radiators. Entrance to kitchen (described later). To the left of the fireplace an arched entrance leads through to

### Study 2.20m (7ft 1in) x 2.58m (8ft 4in)

This is a versatile space positioned to the front of the property and enjoying dual aspect double glazed windows to front and side.

### Kitchen 4.37m (14ft 1in) x 2.61m (8ft 5in)

Refitted by the current owners in 2017 and offering a range of modern drawer and cupboard base units with chrome handles and worktop over with matching splashbacks. Range of matching wall units incorporating display cabinet and LED underlighting. Set beneath the double glazed window overlooking the lovely rear garden is a sink unit with mixer tap and drainer. Range of integrated appliances including a four ring AEG electric **INDUCTION HOB** with glass splashback and black extractor over, an eye level Bosch **DOUBLE OVEN**. Bosch **DISHWASHER** and further integrated **FRIDGE**. Double glazed windows to front, inset ceiling light points, ceiling light point. Radiator. Wood effect flooring flows throughout this area and through an entrance into a small inner hall that opens to the living room (described later) and further multi-glazed door opening to

### Utility Room 2.58m (8ft 4in) x 1.42m (4ft 7in)

Further range of fitted drawer and cupboard base units with wooden butchers block style worktop over and matching wall unit. One and a half bowl stainless steel sink unit with mixer tap and drainer under a double glazed window. Space for full height fridge freezer and undercounter space and connection point for washing machine. Radiator, ceiling light point, door to garage and door to

### Cloakroom

Fitted with a modern white low level WC with corner wash hand basin with mixer tap and tiled splashbacks. Obscure double glazed window to front and wall mounted gas boiler which was installed in 2023.







#### **Living Room 4.06m (13ft 1in) x 4.28m (13ft 10in)**

A wonderful light and airy space positioned to the rear of the property and enjoying fine views through double glazed, double doors with matching side panels to the formal rear garden and the rural views beyond. Ceiling light point, wall light points, radiator, wood effect flooring.

#### **First Floor**

#### **Half Landing**

Accessed via stairs from the sitting room. The stairs then split and to the left leads to bedrooms, 3, 4 and to the bathroom. Steps to the right lead to the right of the property where there is a double glazed window to rear and doors to bedroom 2 and to

#### **Master Bedroom 3.20m (10ft 4in) to wardrobe x 4.31m (13ft 11in)**

Positioned to the rear of the property and enjoying views over the garden to farmland beyond. A good size double bedroom with built in double wardrobes incorporating hanging space. Access to loft space, ceiling light point, radiator, wood effect flooring and door to

#### **En-suite**

Fitted with a modern white, low level WC and pedestal wash hand basin with mixer tap. Shower enclosure with electric shower over. Glazed skylight, ceiling light point, tiled walls, extractor fan and radiator.

#### **Bedroom 2 3.20m (10ft 4in) x 2.61m (8ft 5in)**

This is a flexible space which could be used as a dressing room to the master bedroom. Double glazed window overlooking common-land. Ceiling light point, radiator.

#### **Bedroom 3 3.30m (10ft 8in) x 2.92m (9ft 5in)**

Double glazed window to front, deep recess where a wardrobe could be installed. Ceiling light point and radiator.

#### **Bedroom 4 2.97m (9ft 7in) 0 x 2.56m (8ft 3in)**

Double glazed window to front, ceiling light point, radiator, access to loft space. Built in single wardrobe with hanging and shelf space.

#### **Bathroom**

Fitted with a white suite consisting of low level WC, vanity wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap and thermostatically controlled shower over with fold out screen and Aquaboard splashbacks. Obscure double glazed window to rear, ceiling light point, wall mounted heated towel rail and tiled splashbacks.

#### **Outside**

One of the key selling points of this property is the lovely south facing garden which overlooks open countryside to the rear. Extending away from the rear of the house is a paved patio area which makes for a wonderful seating space where the pleasures of the setting can be enjoyed.

A stepping stone path leads through a large lawn with two additional seating areas, one circular and the other rectangular in shape. Throughout the garden there are planted and shaped beds interspersed with mature specimen trees. The garden is enclosed by a fenced and hedged perimeter and to the rear aspect enjoys wonderful views over open countryside and westerly views to the Malvern Hills.

Within the garden the current owners have erected a insulated **STUDIO ROOM** which was built in 2012 and has the benefit of electric underfloor heating which can be remotely controlled as well as an air conditioning unit. A bank of double glazed windows incorporating double glazed doors open to the garden and overlook open countryside. Wood effect flooring, inset ceiling light points and ample power sockets as in previous years the current owner used it as his home office but now it is his personal work area and hobbies room. There is gravelled seating area around the studio along with downlighting, an outside power socket and water tap.

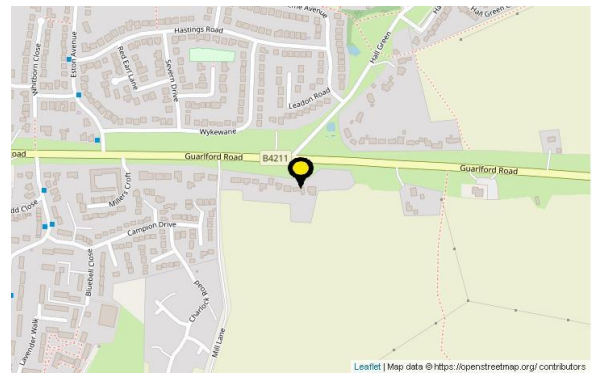
Completing the grounds is a brick built **PIGGERY** which provides excellent storage under a pitched tiled roof this building adjoins one in the neighbouring garden. Completing the garden is a further wooden **SHED**. There is gated access to the front and various strategically placed outside lighting and a water tap.

Leading off the patio to the left of the house is a gravelled walkway owned by the property for ease of maintenance.



## Directions

From the John Goodwin Malvern office head South along the A449 Worcester Road, taking the first left fork into Church Street (B4211). Proceed down hill and over the traffic lights for approximately 0.8 of a mile where at the roundabout in Barnards Green take the third exit along the B4208. Proceed for approximately 0.8 of a mile where the driveway leading to the property can be found on the right hand side, almost directly opposite the turning into Hall Green. Take this driveway following it to the left and the property can be found straight in front of you as indicated by the agent For Sale board.



## 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 formerly 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

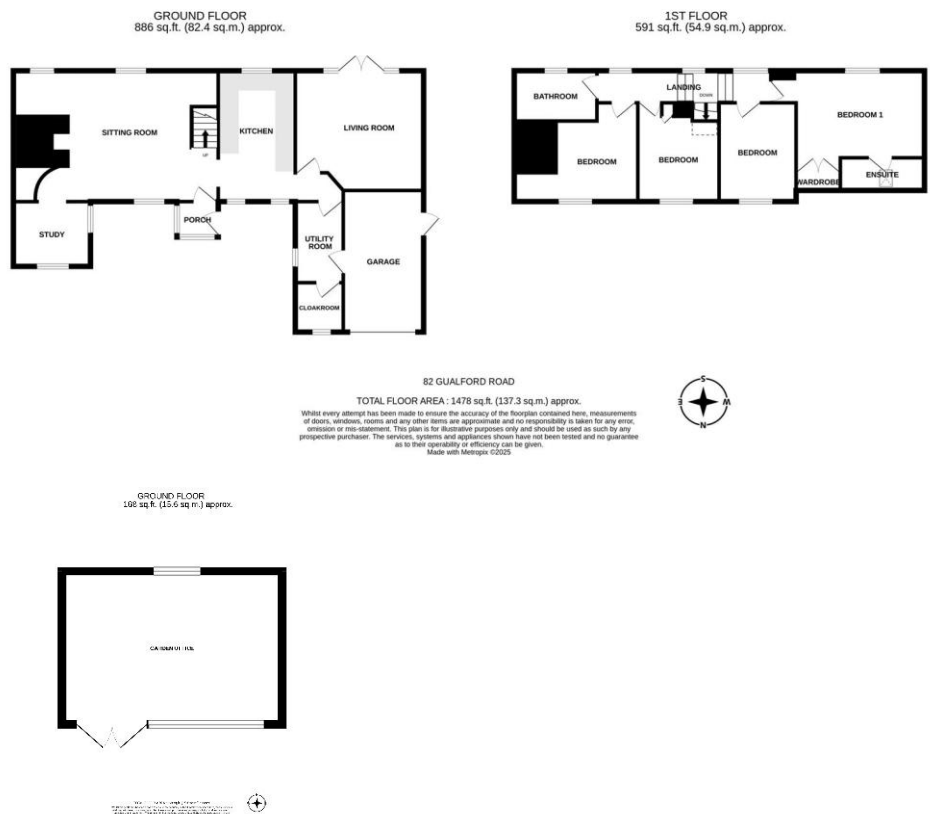
### COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Interested parties should be aware that there is a improvement indicator against the property and therefore the council tax band maybe reviewed upon completion of any sale.

## EPC

The EPC rating for this property is E (42).



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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.

