

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ELEGANT DOUBLE BAY FRONTED VICTORIAN RESIDENCE SITUATED IN THIS HIGHLY DESIRABLE LOCATION OFFERING SPACIOUS AND VERSATILE ROOMS IN A LOVELY SETTING AFFORDING NOT ONLY VIEWS TO THE MALVERN HILLS BUT ALSO ACROSS THE SEVERN VALLEY. EPC RATING "F"

St. Andrews Road – Guide Price £700,000

59 St. Andrews Road, Malvern, Worcestershire, WR14 3PT

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59 St. Andrews Road

Location & Description

Situated on this popular residential road 59 St Andrew's Road is ideally positioned to enjoy walks on nearby Peachfield Common and yet is still within striking distance of the bustling shopping precinct of Barnards Green which has a range of independent shops, Co-op supermarket, eateries, takeaways and community facilities. Further and more extensive amenities are available either in the Victorian hillside town of Great Malvern or the retail park on Townsend Way which has a number of high street names including Marks & Spencer, Morrisons, Boots, Halfords to name but a few.

The property is well placed for access to Great Malvern railway station which has direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 is just outside Worcester and Junction 1 of the M50 is close to Upton upon Severn bringing the Midlands, South West and South Wales into an easy commuting time. A regular bus runs down Peachfield Road connecting the neighbouring areas.

Educational needs are well catered for at primary and secondary levels in both the private and state sectors.

Property Description

59 St Andrews Road is a beautifully positioned and elegant double fronted Victorian detached residence situated within this highly sought after and most convenient location. One of the key selling points of this property are the fantastic views on offer to the west from the front aspect up towards the Malvern Hills while to the east, which is the rear, looks out across the Severn Valley.

The property is beautifully set back from St Andrews Road via a recently installed resin driveway opening to allow ample parking for vehicles. To the left hand side a deep herbaceous bed displays colour and vibrance throughout the year with the garden being enclosed by three sides by mature hedging interspersed with specimen trees and where the fantastic vistas up to the Malvern Hills can already be enjoyed.

A matching resin pathway continues from the driveway accessing the front door positioned at the side of the property and opening to the versatile and flexible living accommodation which is in excess of 2300 square foot and set over four floors including cellarage. To the rear there is a beautiful and manicured garden and the accommodation itself benefits from a mix of secondary and double glazing as well as gas fired central heating. The living accommodation in more detail comprises

Vestibule

Accessed from the UPVC front door with glazed window over this is a lovely welcoming space with further glazed secondary glazed sash window to side. Ceiling light point and coving to ceiling while a lead light wooden door with matching side panels opens through to the reception hallway (described later). A further door opens through to

Cloakroom

Having been refitted with a modern close couple WC with surface and cupboards under. Vanity wash hand basin with mixer tap and cupboard under. Obscured glazed and secondary glazed sash window to side. Ceiling light point, radiator.

Reception Hallway 1.89m (6ft 1in) x 7.67m (24ft 9in)

Double glazed window to side. A lovely open wooden balustraded staircase rises to first floor while a door leads to a further staircase descending to the cellarage (described later). The period features are immediately apparent within this space including coving to ceiling and Victorian style skirting boards. There is a radiator and doors open to all principle rooms on this floor including

Sitting Room 5.63m (18ft 2in) (maximum into bay window) x 3.77m (12ft 2in) (maximum into recess)

A lovely west facing room enjoying a bay window with glazed and secondary glazed sash windows. There is period cornicing to ceiling as well as a decorative picture rail. A focal point of this room is the living flame effect gas fire set into an ornate fire surround on a mantel on a tiled hearth. Ceiling light point. Radiator.

Dining Room 5.21m (16ft 10in) (maximum into bay window) x 3.72m (12ft) (maximum into recess)

A lovely bay window with secondary glazing flooded with natural light through the west aspect looking up to the Malvern Hills. Ceiling cornicing and light point. Decorative picture rail. Radiator. This is a wonderful space for entertaining conveniently adjacent across the entrance hall from the kitchen.

Breakfast Kitchen 4.06m (13ft 1in) x 3.72m (12ft)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units. A twin bowl sink with mixer tap and drainer is set under two double glazed sash windows to rear giving views across the Severn Valley to Bredon Hill beyond. Further double glazed window. A utility cupboard offering space and connection point for a washing machine and further kitchen white goods over which is a worktop with display cabinet over. Range of integrated appliances including a four ring Bosch electric HOB with extractor over as well as Neff eye level **DOUBLE OVENS** and space and connection point for full height fridge freezer and dishwasher. Ceiling light point. Flowing throughout this areas is engineered wood flooring and a doorway gives access through to

Rear Lobby

Stairs descend down to a double glazed pedestrian door giving access to garden. Ceiling light point and glazed sashed window.





Snug 4.03m (13ft) x 3.72m (12ft) (maximum)

This is a versatile space positioned to the rear of the property with a large double glazed window giving views to Bredon Hill. Cornicing to ceiling as well as decorative picture rail and ceiling light point. Alcove shelving and cupboards, one of which houses the wall mounted Worcester boiler. Radiator.

First Floor Landing

Stairs rise to second floor and double glazed arched window to side. Ceiling light point. Radiator and doors open through to

Bedroom 1 Master Bedroom 4.52m (14ft 7in) x 3.72m (12ft) maximum

Having glazed sash windows to front with views up to the Malvern Hills. Ceiling light point and decorative picture rail. Radiator. Fitted cupboards in one alcove incorporating hanging and shelf space. Door opens through to

En-Suite

Fitted with a white low level WC and vanity wash hand basin with cupboard under. Walk-in shower enclosure with electric shower over. Tiled splashback, ceiling light point, light with shaver point over sink. Obscured glazed and secondary glazed sash window. Tiled splashbacks and wall mounted heated towel rail.

Bedroom 2 3.77m (12ft 2in) x 4.52m (14ft 7in) (maximum)

A further double bedroom also positioned to the front of the property enjoying glazed sash windows looking up to the Malvern Hills. Coving to ceiling, decorative picture rail, ceiling light point, radiator. Fire surround. Alcove double doored wardrobe.

Bedroom 3 4.18m (13ft 6in) x 3.75m (12ft 1in) (maximum)

Double glazed window to rear affords splendid views across the Severn Valley towards Bredon Hill and the Cotswold escarpment. A further double bedroom with ceiling light point. Fitted wardrobes incorporating hanging and shelf space with cupboards over in alcove and vanity wash hand basin with cupboard and drawers under. Radiator, ceiling light point.

Bedroom 4 4.18m (13ft 6in) x 3.77m (12ft 2in) (maximum)

A double bedroom with double glazed sash window to rear with views. Ceiling light point, coving to ceiling, decorative picture rail, radiator, feature fire surround and alcove wardrobe with hanging and shelf space and cupboard over.

Family Bathroom

Fitted with a white low level WC and victorian style pedestal wash hand basin with panelled bath with electric Mira Sports shower over. Tiled splashback, ceiling light point, chrome wall mounted heated towel rail. Light with shaver point over sink. Tiled splashback and obscured double glazed sash window to rear.

Second Floor Landing

Having a glazed porthole window to side, ceiling light point and doors opening through to

Bedroom 5 2.87m (9ft 3in) x 4.39m (14ft 2in)

Having a glazed dormer window to side. Useful recess with storage cupboard. Light point and radiator. This is a fantastic space which could be used by a teenager as it also benefits from

Shower Room

Fitted with a low level WC, vanity wash hand basin with cupboards over set into the glazed dormer window. Corner shower enclosure with thermostatic controlled shower over. Tiled splashback, radiator, inset ceiling led light points.

Store Room 3.54m (11ft 5in) x 1.96m (6ft 4in)

Accessed from the second floor landing this would make a wonderful walk-in wardrobe, office or study and would compliment the bedrooms. Light point. Doorway giving access through to eaves storage.

Cellar 4.37m (14ft 1in) x 3.72m (12ft)

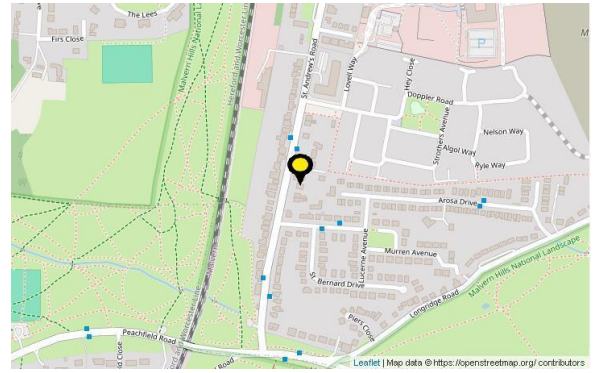
Stairs descend via doorway from the reception hallway giving access to a single room with light and power.

Garden An east facing red brick patio area extends away from the property where the pleasures of this wonderful setting can be enjoyed. A paved pedestrian path holds the south boundary of the property with a central strip of lawn flanked to both sides by shaped beds displaying beautiful colour and vibrance throughout the year being a beautifully maintained garden by the current owner interspersed with mature specimen trees. The path eventually arrives at a wooden shed and further paved seating area which gets the last of the evening sun and affords glimpses of the Malvern Hills. The whole garden is enclosed by a walled and hedged perimeter with pedestrian gated access to front. A wind out awning covers the main patio area and there is outside water tap and light point.

Garage 4.99m (16ft 1in) x 2.32m (7ft 6in) Situated a couple of properties up and having up and over door. The vendor has informed us that the construction of their garage is not made of asbestos. We understand that there is a right of access to the garage for vehicular and pedestrian but you are not allowed to park directly in front of the garage.

Directions

From the agent's office in Great Malvern proceed south along the A449 Wells Road towards Ledbury for almost a mile passing common land on either side. As you leave the common and opposite the Railway Inn, turn sharp left down into Peachfield Road. Follow this route for several hundred yards passing over the railway bridge before turning first left into St Andrew's Road. The property will then be found after a short distance on the right hand side



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 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 "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 ().



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