

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**IN NEED OF REFURBISHMENT AND UPDATING A SPLENDIDLY POSITIONED DETACHED HOUSE WITH A DETACHED BUILDING WITH ANNEXE POTENTIAL AND DOUBLE GARAGE SITUATED IN A SEMI-RURAL POSITION IN GENEROUS GROUNDS. EPC RATING "F". NO CHAIN.**

## Knightsbridge – Offers In Excess Of £500,000

Suckley Road, Knightsbridge, Worcestershire, WR6 5QQ

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# Knightsbridge

## Location & Description

The property enjoys a lovely position on the Worcestershire/Herefordshire border close to Longley Green and Suckley. Longley Green which is just under a mile distant has a local Post Office, stores. Even closer at hand is a church and primary school as well as Holloways Garden Centre and café. Knightsbridge is also well placed for access to the more major centres of Great Malvern, Worcester and Hereford. Junction 7 of the M5 motorway near Worcester and there are mainline railway stations in Malvern and Worcester.

## Property Description

Knightsbridge is a fantastically positioned detached property situated in established grounds approaching 0.6 acres in this rural location. The property is in need of refurbishment and updating but offers a wonderful opportunity to make this into a fine family home. There are a number of outbuildings including a detached two storey black and white timbered framed building which (subject to the relevant permissions being sought) will make for a wonderful office or annexe for a dependent relative or teenager.

The property is approached from the Suckley Road via driveway which extends to servicing one other property. The private parking for the property is situated to the left hand side of the house and further towards the front of the double garage. The front door for the property which is situated on the left hand side opens to the living accommodation which is in excess of 2,000 sq. ft. and benefits from oil fired central heating and double glazing. As previously mentioned the property offers huge potential for further development (subject to the relevant permissions being sought) but the accommodation itself is in need of some refurbishment and updating.

The front door is positioned to the left hand side of the property opening to an Entrance Porch where beautiful hardwood front door leads through to the living room enjoying a double glazed window and having a doorway leading through to the Sitting Room (described later) with a further entrance opening through to the Breakfast Kitchen fitted with a range of units and work surface space. Positioned towards the rear of the residence a glazed door opens through to the large and generous 'P' shaped style Conservatory overlooking the lovely grounds. Extending off the conservatory is the useful Utility Room with separate Wet Room fitted with an electric shower and toilet. A door from the utility room gives access to the side carport. Situated in the centre of the house is the Lounge having doors opening to the conservatory and further double glazed window to front. This is an open space with an open wooden balustraded staircase rising to first floor and a focal point of which is the wood burning stove set into a feature fire surround with cupboards to sides. A glazed pedestrian door opens through to the formal Sitting Room which is a cosy dual aspect room with double glazed french doors opening to the garden, but this is a flexible and versatile space.

To the first floor all principle bedrooms run off the central landing and there are four well proportioned rooms, three of





which are to the rear of the property and enjoy views over the formal gardens to the farmland and wooded slopes beyond. All the double bedrooms are serviced and complimented by the Family Bathroom and separate Shower Room.

Outside the grounds to the property extend to wrap around the property to the sides and rear and extend to 0.6 acres. They are mainly laid to lawn with mature shrub beds enclosed by a fenced and hedged perimeter. There are mature specimen trees, the garden is truly a wonderful space where the setting of this property can be enjoyed.

Set within the grounds is a timber and brick detached building which (subject to the relevant permissions being sought) could be converted into a home office or annexe for a dependent relative or family member. It is currently set over two floors with glazed window consisting of a room to the ground floor with toilet and further room to the first floor. It currently has a wood burning stove fitted and it is recommended that this is tested before using. This is under a pitched slate roof. Situated to the left hand side of the annexe is the parking area for the property which in turn leads to a Double Garage with two sets of double vehicular doors.

The land continues to extend behind the garage where there is a fine mature apple tree leading to a further open lawn with a tree lined perimeter and overlooks the open farmland. The formal lawn directly behind the house enjoys a wooden Summer House situated to the right of this area is a additional lawn with wooden Shed.

#### Ground Floor

**Lounge** 4.68m (15ft 1in) x 3.77m (12ft 2in)

**Dining Room** 3.25m (10ft 6in) x 5.42m (17ft 6in)

**Sitting Room** 6.35m (20ft 6in) x 5.45m (17ft 7in)

**Conservatory** 8.99m (29ft) x 3.59m (11ft 7in) (maximum narrowing to 8'1)

**Kitchen** 5.42m (17ft 6in) x 2.94m (9ft 6in)

**Utility Room** 3.23m (10ft 5in) (6'11 maximum) x 3.46m (11ft 2in)

#### First Floor

**Bedroom 1** 2.97m (9ft 7in) x 5.40m (17ft 5in) (maximum)

**Bedroom 2** 3.25m (10ft 6in) x 3.44m (11ft 1in)

**Bedroom 3** 2.35m (7ft 7in) x 2.94m (9ft 6in)

**Bedroom 4** 2.94m (9ft 6in) x 2.89m (9ft 4in) (maximum)

#### Outbuilding

**Annexe Ground Floor** 5.97m (19ft 3in) x 3.75m (12ft 1in)

**Annexe First Floor** 3.49m (11ft 3in) x 5.97m (19ft 3in)

**Double Garage** 5.58m (18ft) (maximum) x 1.91m (6ft 2in) (maximum)



## Directions

From the agents Malvern office follow the A449 and take the left hand turning sign posted North Malvern Road and then bear right taking the B4219 (Cowleigh Road). Follow this road to the junction with the A4103 and turn left. Follow this road for around 1 mile before turning right signposted Suckley. Follow this road for around 1.2 miles and at the T junction turn right continuing towards Suckley. Proceed for 1.1 miles and at the staggered crossroads go straight over. After 1.8 miles turn right into a side road and proceed for a short distance after which Knightsbridge is the first house on the right.



## Services

We have been advised that mains water and electric are connected to the property. Oil fired central heating and septic tank drainage. 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 F (33).



**Malvern Office**  
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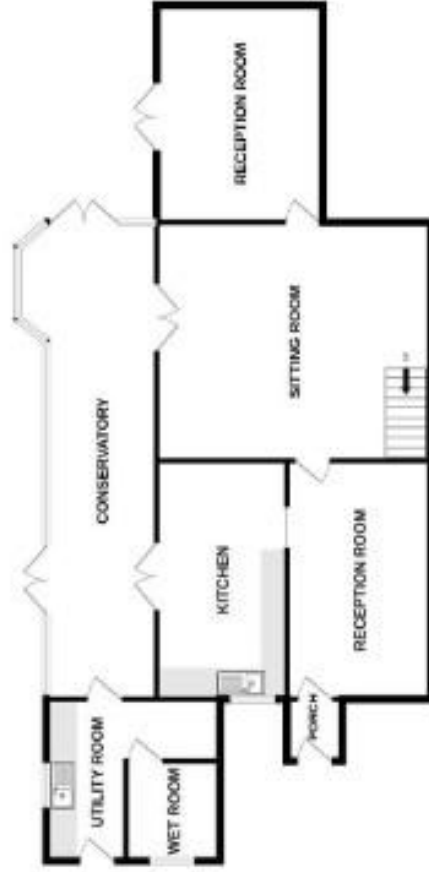
### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.



GROUND FLOOR  
1366 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 21071 sq.ft. (192.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of floor, window, stairs and any other items are approximate and no responsibility is taken for any error. The drawings are intended to provide a general impression of the proposed development and are not to be used for any other purpose. The symbols, systems and nomenclature shown have not been tested and no guarantee is given to their operability or efficiency can be given.

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