

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUBSTANTIAL DETACHED FIVE BEDROOMED FAMILY HOME SITUATED IN THIS POPULAR AND MUCH SOUGHT AFTER ESTATE WITH ESTABLISHED GROUNDS AND VERSATILE AND FLEXIBLE ACCOMMODATION. EPC RATING "C". NO CHAIN.

Merebrook Close - Guide Price £825,000

16 Merebrook Close, Malvern, Worcestershire, WR14 4JW

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16 Merebrook Road

Location & Description

16 Merebrook Close is situated in the prestigious and much sought after St Wulstan's estate. The property is situated in a generous plot enjoying fantastic views from the front aspect to the Malvern Hills. The area is renowned for its easy access to the Malvern Hills as well as having lovely walks around the St Wulstan's Nature Reserve from which the estate gets its name.

There is a convenience store situated along the Wells Road and further and more extensive amenities are available in the historic Victorian town of Great Malvern which offers a range of independent shops, Waitrose supermarket, eateries, public houses, community facilities as well as the renowned Theatre complex with concert hall and cinema.

Great Malvern has a mainline railway station providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 in Worcester and junction 1 of the M50 just outside Upton upon Severn bring the Midlands and South West into an easy commute.

Educational facilities are well catered for with a number of highly regarded schools in the area, as well as private schools including Malvern St James and Malvern College, plus Kings and RGS in Worcester.

Property Description

16 Merebrook Close is a wonderfully located executive detached property situated on this prestigious development in a cul-de-sac location. The property has been meticulously maintained by the current owner over the years and benefits from versatile and flexible rooms and benefitting from gas central heating and double glazing.

The property sits on a corner plot and set back from the road behind a deep lawned foregarden interspersed with mature specimen trees and planted bed. A double width driveway allows parking for vehicles and gives access to the attached double garage.

From the driveway the paved pedestrian path leads to the wooden front door with obscured double glazed fanlight and double glazed side panel all set under a pitched tiled roof storm porch with light point and wooden column.

In turn this opens to the wonderful living accommodation which is light and airy and set over two floors with accommodation in excess of 2400 sq.ft.

The living accommodation in more detail comprises:

Reception Hallway 3.46m (11ft 2in) x 3.90m (12ft 7in)

This is a welcoming space in the centre of the house and enjoying an open wooden balustraded staircase rising to first floor. There is a useful understairs storage cupboard. Ceiling light point, coving to ceiling, radiator. Wooden double doors give access through to the sitting room and dining room and further door to the breakfast kitchen and office. There is a double doored cloaks cupboard and a door opens through to

Guest Cloakroom

Fitted with a low level WC and wall mounted wash hand basin, radiator, ceiling light point and ceiling mounted extractor fan. Tiled splashbacks and floor.

Sitting Room 8.50m (27ft 5in) x 3.72m (12ft)

A wonderful light and airy space with double glazed windows to three sides, flooding this room with natural light and further double glazed patio doors opening and overlooking the garden and enjoying views up to the Malvern Hills. A focal point of this room is the living flame effect gas fire set into the fireplace recess with a sandstone feature fireplace and hearth with double glazed windows to either side. Ceiling light point, coving to ceiling, radiator.

Office 3.66m (11ft 10in) x 3.18m (10ft 3in)

Positioned to the front of the property this is versatile space with double glazed window, ceiling light point, coving to ceiling and radiator. The current owner uses it as a second lounge.

Dining Room 4.06m (13ft 1in) x 3.18m (10ft 3in)

This is a lovely space for formal entertaining with a double glazed window overlooking the rear garden and giving views to the Malvern Hills. Conveniently situated adjacent to the kitchen there is potential (subject to the relevant permissions being sought) for the dividing wall to be removed to create a much larger family orientated living and kitchen space.

Breakfast Kitchen 4.06m (13ft 1in) x 3.90m (12ft 7in)

Fitted with a range of drawer and cupboard base units with rolled edge worktops and matching wall units with underlighting. There is a range of integrated appliances including a four ring gas Neff HOB with extractor over and eye level





OVEN with GRILL under as well as a FRIDGE and FREEZER and Siemens DISHWASHER. Set under the double glazed window to the rear aspect with views to the Malvern Hills is a one and a half bowl sink unit with mixer tap and drainer. Inset ceiling spotlights, radiator, tiled floor and patio doors giving access to the side patio. Door opens through to

Utility Room 1.65m (5ft 4in) x 1.96m (6ft 4in)

Additional cupboard and worksurface space as well as a stainless steel sink unit with mixer tap and wall unit. There is space and connection point for washing machine and further kitchen white goods. Radiator, ceiling light point, tiled splashbacks and double glazed UPVC door giving pedestrian access to garden.

First Floor Landing

All principle bedrooms lead off from this generous space and there is a double glazed window to front, ceiling light point, radiator and loft access point. Airing cupboard housing the Megaflow pressurised hot water cylinder.

Master Bedroom 4.16m (13ft 5in) x 3.85m (12ft 5in) (into wardrobes)

A generous double bedroom with double glazed window with good views to the Malvern Hills. To one wall there is a bank of fitted wardrobes incorporating hanging and shelf space. Ceiling light point, radiator and door opening through to

En-Suite

Fitted with a close coupled WC and vanity wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap and shower head fitment and a shower enclosure with thermostatic controlled shower over. Obscured double glazed window to side, ceiling light point, wall mounted shaver point, radiator, wall mounted extractor and splashbacks and floors in complimentary tiling.

Bedroom 2 3.66m (11ft 10in) (into wardrobes) x 3.75m (12ft 1in)

Double glazed to front, a further double bedroom with a built-in single wardrobe with hanging and shelf space. Ceiling light point, radiator.

En-Suite Shower Room

Fitted with a low level WC and pedestal wash hand basin and mixer tap, shower enclosure with thermostatic controlled shower over, obscure double glazed window, light, extractor, shaver point, tiled splashback.

Bedroom 3 2.92m (9ft 5in) x 2.84m (9ft 2in)

Double glazed window with views to the Malvern Hills. Fitted double wardrobe with hanging and shelf space. Ceiling light point, radiator.

Bedroom 4 2.97m (9ft 7in) x 2.92m (9ft 5in)

Double glazed window to rear, fitted wardrobe with mirror sliding door incorporating hanging and shelf space, ceiling light point, radiator.

Bedroom 5 2.82m (9ft 1in) (maximum into dormer) x 2.82m (9ft 1in)

Double glazed dormer window to front, ceiling light point, radiator.

Family Bathroom

Close coupled WC and vanity wash hand basin with cupboard under and mixer tap. Panelled bath with mixer tap. Ceiling light point, extractor fan, radiator and obscured double glazed window to front. Tiled splashbacks, surface and cupboard.

Outside

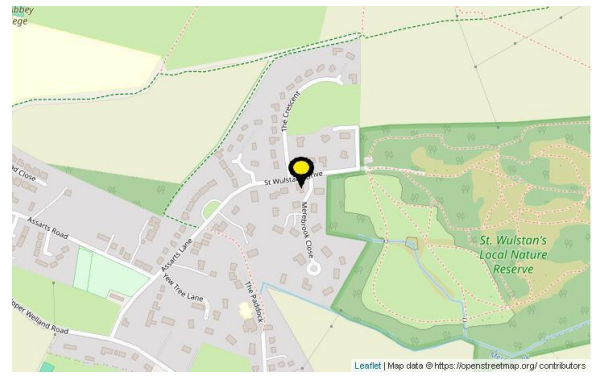
To the left hand side of the property is a paved patio area accessed from the utility or via the breakfast kitchen with a mature shrub planted bed. The paved pedestrian path continues round to the rear of the property where there is a paved patio and path across the back of the property. Extending away from this is the large rectangular lawn area with mature planted beds to three sides interspersed with mature specimen trees and giving views up to the Malvern Hills. This is a pleasant secluded garden enclosed by a fenced and hedged perimeter with gated pedestrian access to front. To the right hand side of the property there is a wooden shed and fig tree. The garden further benefits from an outside water tap, light point and a double glazed UPVC door gives access through to

Double Garage 5.50m (17ft 9in) x 5.37m (17ft 4in)

Electric up and over door to front, light and power, wall mounted gas fired Worcester boiler.

Directions

From the centre of Great Malvern proceed south along the A449 towards Ledbury. Proceed through Malvern Wells and just after passing the International College on your left, turn left into Upper Welland Road. Continue down the hill and take the second turning left into Assarts Lane. Continue and take the right hand turn into Merebrook Close where the property can be found on the right hand side as indicated by the agent's for sale board.



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 "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 C (73).



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.

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