

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUBSTANTIAL AND VERSATILE PERIOD PROPERTY SITUATED WITHIN THIS PRESTIGIOUS ROAD WHICH AFFORDS FINE VIEWS TO THE MALVERN HILLS SET WITHIN LARGE AND ESTABLISHED GARDENS IT BENEFITS FROM BOTH AMPLE-OFF ROAD PARKING AND A DOUBLE GARAGE. THE ACCOMMODATION OFFERS PERIOD CHARACTER AND CHARM COUPLED WITH THE AMENITIES OF MODERN-DAY LIVING. EPC RATING "E"

## Christ Church Road – Guide Price £925,000

11 Christ Church Road, Malvern, Worcestershire, WR14 3BH

5 3 2





# 11 Christ Church Road

## Location & Description

Situated on one of Malvern's most premier and sought after roads this property is located close to both the centres of Barnards Green and Great Malvern which have a wide range of amenities including Waitrose, independent shops, eateries, take aways and community facilities. Further amenities are available at the retail park on Townsend Way which has many high street names including Marks & Spencer, Boots, Cook and Morrisons.

The property is ideally placed for access to Great Malvern railway station which offers direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester making the Midlands, the south west and south Wales easily commutable.

Educational needs are well catered for with a range of primary and secondary schools in both the private and state systems including Malvern St James Girls' school which is a short walk away.

## Property Description

11 Christ Church Road is a wonderfully positioned period semi-detached home situated within this prestigious and much sought after area, close to local amenities, good transportation networks and schooling.

This wonderful property is initially set back behind a lawned and gravelled foregarden with a specimen tree and is bordered by a Malvern stone wall. Set between blue brick pillars is the gravelled driveway which allows for ample parking and leads to double wooden vehicle gates: these open to the right hand side of the property giving further availability for parking and access to the detached double garage.

One of the selling points of this property are the wonderful westerly views that are on offer particularly from the front aspect of the house looking up to the Malvern Hills.

The property is set within established and generous grounds mainly lying to the rear of the property and making this a fine family home.

The living accommodation is set over four floors and extends to in excess of 2600 sq. ft. offering a versatile and flexible space ideal for family living or those that are looking for a sizeable property in a prominent and convenient location. From the driveway, steps lead up to the wooden front door (with obscured glazed fanlight over) giving access to the Vestibule with a beautiful Minton tiled floor and period cornicing to ceiling. Obscured glazed wooden door with matching side panels opens through to the welcoming Reception Hallway where a beautiful wooden balustraded staircase rises to first floor. The period characteristics of this property continue with coving to the ceiling and a Victorian style radiator. The wooden herringbone floor is a feature throughout the ground floor and flows into all principal rooms. There is a useful storage cupboard and the formal Sitting Room is positioned to the front of the property with a wide







double glazed bay window affording fine views up to the Malvern Hills. A focal point of this room is the open period fireplace with tiled back and hearth and wonderful recessed storage cupboards which are glazed. Situated across the rear of the property and having been created by the current owners is an open plan Living Dining Kitchen looking out to the garden. This is a family orientated space currently divided into three main areas, the first of which is the sitting space with open fireplace and mantel with wood panelling below. This flows through to the Dining Room which is open to the Kitchen offering a range of fitted cupboards and drawers with worktop over and space for a range cooker with extractor over. There is a useful walk-in pantry where stairs descend to the Lower Ground Floor.

To the first floor, stairs rise to the top level of the house and doors open through to the Master Bedroom which is generous in proportions and offers good views across the Severn Valley and benefits from a walk-in wardrobe. There is a beautiful ensuite with copper bath, freestanding tap and separate walk-in shower. There is a further large Double Bedroom which is dual aspect and enjoys fabulous views to the Malvern Hills; this is serviced and complimented by a Family Bathroom fitted with a three piece white suite and shower over bath.

To the second floor there are three further generous Bedrooms which have versatility and flexibility in their use, but are currently set up as good sized bedrooms.

The Lower Ground Floor offers an initial storeroom with doorway through to the Games Room/Workshop with external access to garden and entrance through to the Utility Room. Outside the external door there are two further covered stores and steps leading up to the rear garden.

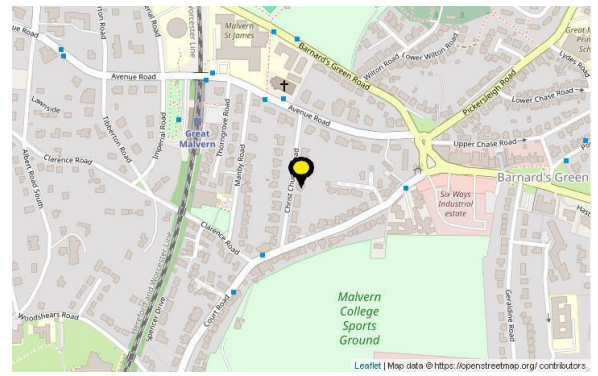
The outside space is one of the key selling points of this property, east facing and generous in proportion being an 'L' shape. Extending out from the property is a paved patio area which gives way to gravelled seating area; from here a central path runs past the first of three lawned areas flanked by beds to both sides with steps leading down past a mature tree. This leads to a further lawn with raised veg beds and is partly enclosed by a Beech hedged perimeter. To the left-hand side of this lies a further lawned area and additional patio with wooden SHED. Interspersed throughout the garden there are mature specimen trees and from many points, beautiful views are on offer back up to the Malvern Hills. The whole garden is enclosed by a hedged and fenced perimeter and benefits from an ornamental pond and outside water tap.

The property does benefit from a Double Garage having two up and over doors to front. This would make an excellent workshop.



## Directions

From Great Malvern town centre proceed down Church Street before turning right into Avenue Road. Continue down this road passing the station on the right hand side after which take the third turning on the right into Christ Church Road. The property will be found on the left 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 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

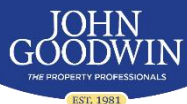
## Council Tax

COUNCIL TAX BAND "E"

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 E (51).



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

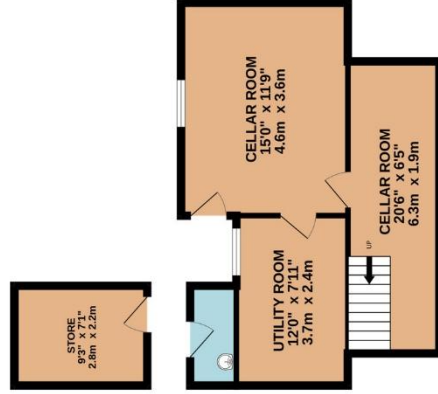
**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

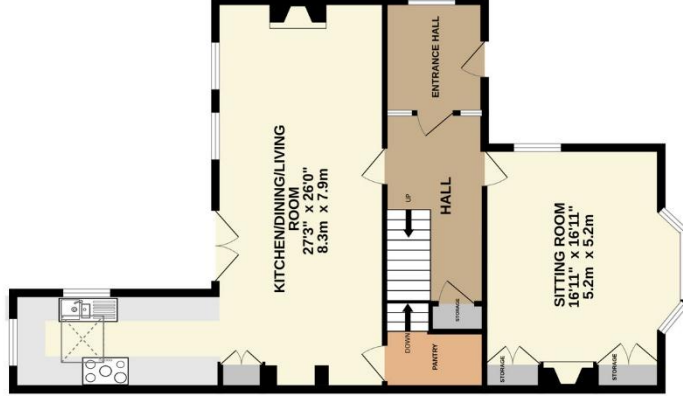
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details 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.



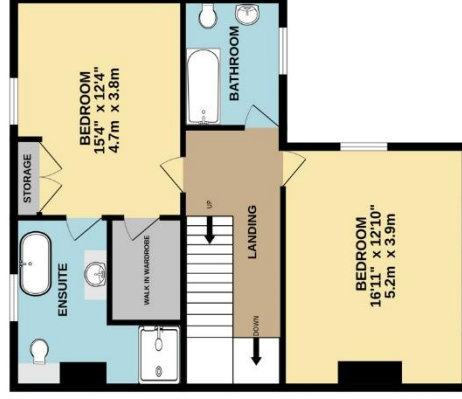
CELLAR  
489 sq.ft. (45.4 sq.m.) approx.



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



2ND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 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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