

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



A WONDERFULLY PRESENTED DETACHED PERIOD PROPERTY SITUATED IN A WELL ESTABLISHED ROAD IN GENEROUS GROUNDS AND AFFORDING VIEWS ACROSS THE SEVERN VALLEY AND BACK TO THE MALVERN HILLS. THE ACCOMMODATION OFFERS SPACIOUS ROOMS WHICH ARE IN NEED OF SOME COSMETIC REFURBISHMENT. ENERGY RATING "D" NO CHAIN

King Edwards Road - Guide Price £650,000

23 King Edwards Road, Malvern, WR14 4AJ

 4  1  1



23 King Edwards Road

Location & Description

The property enjoys a fine setting in one of Malvern's premier cul-de-sacs on the eastern slopes of the hills and less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities, including shops, banks, Waitrose supermarket, the renowned cinema and theatre complex and The Splash leisure complex and gymnasium.

The property is well placed for access to transport networks, including Great Malvern Railway Station, which is about a mile away, as well Junction 1 of the M50 and Junction 7 of the M5 both of which are about 10 miles distant.

Peachfield Common is less than five minutes away on foot and the full range of the Malvern Hills are only a couple of minutes by car, making this the ideal spot for dog walkers. The Worcestershire Golf Club is also less than a mile away and the property falls within the catchment area and some of the best schools in the area, including the Wyche Primary, Chase Secondary as well as Malvern College and Malvern St James Girls' School in the private sector.

Property Description

23 King Edwards Road is a fantastically located detached period property sitting in an elevated position on the easterly slopes of the Malvern Hills and one of the key selling points of this property are the fabulous and panoramic views over the Severn Valley to Bredon Hill and The Cotswolds beyond. The house also benefits from westerly views from the front aspect back up the the Malvern Hills.

The property itself is sat in generous and established grounds and initially approached from the road by a single width driveway offers parking for a vehicle and gives access to the brick built single garage. To the right of the driveway a wrought iron pedestrian gate open to a paved path that leads through the planted and lawned foregarden with mature plants and shrubs, enclosed by a hedged perimeter and affording fine views back to the hills. A short flight of steps descend to the beautiful, hardwood original front door set under a storm porch with pitched tiled roof, tiled floor and light point as well as an original "pull" doorbell.

The accommodation offers versatile rooms set over two floors and benefits from gas central heating and double glazing and comprises in more detail:

Reception Hall

A welcoming space with open wooden balustraded staircase to first floor. Useful understairs storage cupboard with shelving. Doors open to the utility room (described later). Radiator and door to

Sitting Room 7.72m (24ft 11in) x 3.66m (11ft 10in)

A generous, dual aspect room with double glazed windows, radiators. The focal point of this room is the open fireplace with brick surround and mantel, open grate and tiled hearth. Wall light points and door to

Dining Kitchen 5.50m (17ft 9in) x 3.69m (11ft 11in)

A wonderful room taking in the fantastic views on offer across the Severn Valley. Fitted with a range of drawer and cupboard base units with worktop over and matching wall units. Integrated DISHWASHER and set into the worktop is a sink with mixer tap and drainer under a





double glazed window. There is space and connection point for a gas range cooker with extractor over. Further double glazed windows to rear with double glazed pedestrian door giving access to a terrace. Door to study. Feature archway opening through to

Study 3.13m (10ft 1in) x 2.11m (6ft 10in)

A sliding door opens to this versatile room with two double glazed windows, light point and radiator.

Utility Room 3.69m (11ft 11in) x 2.45m (7ft 11in)

Useful shelved storage cupboard. Double glazed window to front and obscured double glazed pedestrian door to side, wall mounted gas fired boiler. Space and connection point for washing machine.

First Floor

Landing

Ceiling light point, decorative picture rail and doors to



Bedroom 1 4.85m (15ft 8in) max x 6.38m (20ft 7in) max

A dual aspect room with double glazed windows taking in the fabulous and far reaching views on offer. This is a spacious double bedroom with ceiling light point, radiators and door opening to a walk-in wardrobe with hanging and shelf space and double glazed window looking back to the Malvern Hills.

Bedroom 2 3.41m (11ft) x 3.69m (11ft 11in)

Dual aspect double bedroom with double glazed windows taking in the views. Decorative picture rail, ceiling light point and radiator.

Bedroom 3 4.21m (13ft 7in) x 2.87m (9ft 3in)

Double glazed windows look down the south end of the hills with views beyond. Shower enclosure, thermostatically controlled shower, ceiling light point, decorative picture rail and radiator.

Bedroom 4 3.69m (11ft 11in) x 2.45m (7ft 11in)

Double glazed window to front, ceiling light point, radiator and access to loft space.

Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower head fitment. Ceiling light point, double glazed window to front, tiled splashbacks, wall mounted heated towel rail.

Outside

One of the beautiful features of this property is the established and generous grounds which wrap around the property being mainly laid to the east, south and west aspects of the house. Paved terrace wraps around the south and east aspects of the property and is a fine setting from where the pleasures of this wonderful location can be enjoyed and enjoys the far reaching views over the Severn Valley and back to the hills. There are generous lawn areas that wrap around with shaped beds planted with a variety of mature plants and shrubs all enclosed by a mature hedged perimeter and fenced.

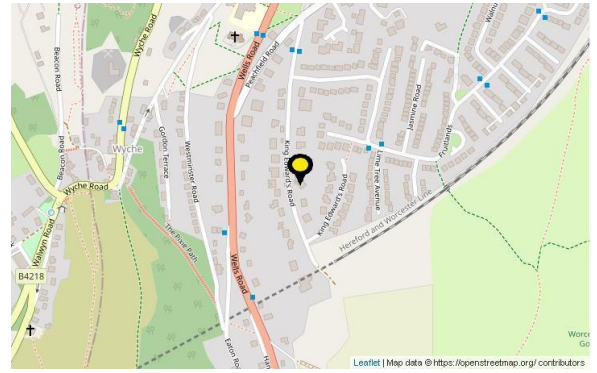
Single Garage

Accessed from the driveway to front via double wooden doors. Attached and directly behind are two good size STORES along with a separate GARDENERS WC.



Directions

From the agent's offices in Great Malvern proceed south along the A449 Wells Road towards Ledbury for about half a mile passing across Peachfield Common. At the far side of the common, opposite the Railway Inn (on your right) take a very sharp left turn downhill into Peachfield Road. After approximately 300 yards take the first right turn over a cattle grid into King Edwards Road. 23 King Edwards Road is on the left hand side as indicated by the agents 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

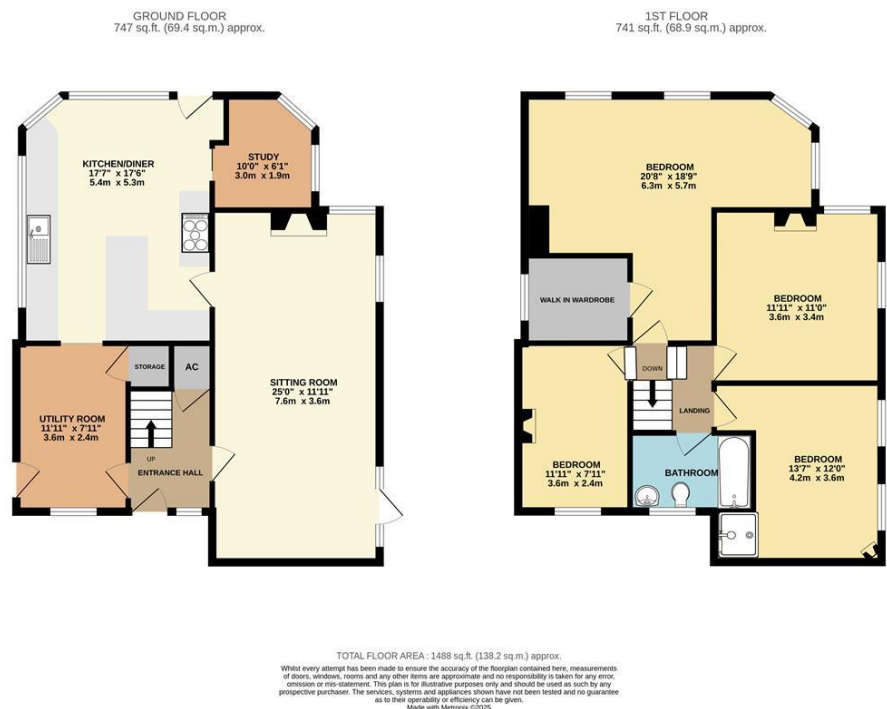
Council Tax

COUNCIL TAX BAND "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 D (56).



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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Malvern Office
01684 892809

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

