



Allan Morris
estate agents

**The Beeches, 28, Grundys Lane, Malvern,
Worcestershire, WR14 4HS**

 **MAYFAIR**
OFFICE GROUP

Grundys Lane, Malvern, WR14 4HS

A highly individual and unique property, built around 1990, set in beautifully maintained gardens of approximately 2/3 of an acre, which have been landscaped to create the most delightful and secluded setting. The accommodation has been designed to embrace its surroundings and offers a unique style, together with substantial and flexible living space. Extending to around 3,000 sq. ft., the property offers generous proportions, an elegant flow, and an abundance of natural light, with large windows framing views of the gardens and beyond.

Comprising: porch, entrance hall, impressive sitting room, dining room, conservatory, breakfast kitchen, utility room, ground-floor bedroom/study, and shower/WC. To the first floor are four further bedrooms, including a principal bedroom with en suite, a second bedroom also with an en suite shower room, and a family bathroom. The property is approached via a gated driveway providing parking for 7-8 cars, leading to a detached double garage, with steps descending to the main property.

The outstanding highlight of the property is the mature garden, thoughtfully created with a series of formal lawns, meandering pathways, and vibrant planting. A gentle natural stream from nearby Hollywell Spring cascades through the grounds via a series of waterfalls into a natural pond and peaceful lower garden. This is a unique, spacious, and tranquil property, situated on the lower slopes of the beautiful Malvern Hills, and an early viewing is essential to fully appreciate all it has to offer.



LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. The Worcestershire Golf Club is within half a mile. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

PORCH

uPVC sliding external doors open to porch, internal wooden door with glazed panels, opens to;

RECEPTION HALLWAY

A generous introduction to the home with an open staircase rising to the first floor, with useful under stair storage. Creates an open flow through to the principal living spaces.

SITTING ROOM 21'10" x 22'6" (6.68m x 6.88m)

Double doors open to and then step down into the principal reception room. A light dual aspect space enjoying delightful views across the rear garden, with sliding patio doors opening to the front and to the rear terrace space. A striking brick built inglenook style fireplace is a natural focal point.

DINING ROOM 15'5" x 12'10" (4.71m x 3.93m)

Rear facing and positioned adjacent to the kitchen, with double doors opening to the reception hall. Flows into the conservatory.

CONSERVATORY 11'0" x 12'10" (3.36m x 3.93m)

A light filled space with panoramic views across the garden and towards the Severn Valley in the distance, with double doors opening directly onto the rear terrace.

BREAKFAST KITCHEN 14'0" x 16'6" (4.27m x 5.04m)

Rear aspect also overlooking the rear garden and beyond. A generous space with an extensive range of eye and base level units, integrated appliances, sink drainer unit, gas hob with extractor hood over, space for breakfast table, additional side facing window, door opens to:

UTILITY ROOM 14'0" x 5'9" (4.27m x 1.76m)

Very good size utility/boot room with side facing window and rear access door, ample additional storage and worktop space, plumbing for appliances.

FIRST FLOOR LANDING

A spacious landing enhanced by a feature leaded and stained glass window, with doors to all bedrooms and two additional storage cupboards.

BEDROOM ONE 14'0" x 16'6" (4.28m x 5.05m)

The principal bedroom is particularly spacious, featuring a bay window to the rear aspect framing the far reaching views across the valley, with an extensive range of fitted bedroom furniture and a door opening to;

ENSUITE 14'0" x 5'8" (4.29m x 1.75m)

A full en-suite with front facing window, panel bath with shower over, low-level WC, vanity units with wash basin, bidet.

BEDROOM TWO 13'11" x 9'4" (4.26m x 2.87m)

Front facing box bay window looking towards Malvern Hills, additional storage space and dressing table, door opens to;

ENSUITE 5'4" x 5'1" (1.65m x 1.56m)

Recess shower cubicle, low-level WC, wash basin, front facing window.

BEDROOM THREE 12'2" x 12'11" (3.73m x 3.96m)

Rear facing window, generous double bedroom.

BEDROOM FOUR 9'4" x 12'11" (2.86m x 3.96m)

Rear facing, built-in fitted furniture and storage.

BEDROOM SIX/STUDY 7'5" x 9'9" (2.28m x 2.99m)

Single size bedroom with rear facing window, ideally utilised as a study.

FAMILY BATHROOM 7'5" x 8'10" (2.27m x 2.70m)

Rear facing obscure window, panel bath with shower attachments over, corner shower cubicle with electric power shower, low-level WC, wash basin, heated towel rail, tiled walls.

OUTSIDE FRONTAGE

The property is approached by a sweeping block paved driveway, gated to the front, with mature hedging and trees offering a higher degree of privacy, the property is surrounded by mature gardens which are at the front giving the property a sense of seclusion.

DOUBLE GARAGE 19'1" x 20'11" (5.83m x 6.40m)

The detached double garage for secure parking and additional excellent storage, with power, lights and water supply with additional storage space in the roof, with twin up and over doors. Within the main property is also an external storeroom where the gas central heating boiler is located accessed externally and adjacent to the double garage by the back door.

REAR GARDEN

The plot measures approximately 0.66 of an acre of which the majority is at the rear of the property. The garden gently slips away from the house with a patio terrace area across the whole rear of the property with access from various points of the property. Steps lead you down onto the first formal lawn and then onto the further lawns to the rear, the feature of the garden is a trickling stream, fed by the Hollywell spring which has been landscape to form a meandering water feature through a series of gentle waterfalls and pools which eventually leads to the natural pond at the rear in the quiet and peaceful lower garden. There are a number of well stocked and mature borders along the stream and throughout the garden. A tree lined path leads you through to a feature bridge crossing the stream at halfway point. The garden really is a delight and a highlight of this property.

DIRECTIONS

From Great Malvern proceed along the Wells Road in the direction of Ledbury. After approx. 2 miles, turn left signposted Three Counties Showground onto Hanley Road. Take the first right into Grundys Lane and the property can be found on the left hand side as indicated by the Allan Morris 'For Sale' board. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

what3words

///expensive.goods.goofy

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE

£895,000



Ground Floor Building 1



Floor 1 Building 1



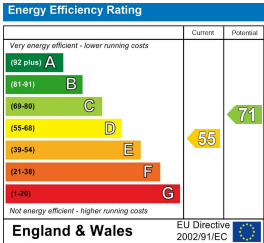
Ground Floor Building 2

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area⁽¹⁾
285.8 m²

EPC



Material Information Report



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