

Allan Morris
estate agents

**16, Guarlford Road, Malvern, WR14 3QP**

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OFFICE GROUP

# Guarlford Road, Malvern, WR14 3QP



A handsome detached property situated in a tucked-away location on the edge of Barnards Green and Malvern, close to open countryside, local shops, schools, amenities and transport links. The property occupies a private plot and comprises: entrance hallway, lounge/dining room with wood burner, separate sitting room/snug, breakfast kitchen with pantry cupboards, inner hallway and downstairs shower room/cloakroom. To the first floor are three bedrooms and a well-appointed family bathroom. Outside, the property is approached via a gated driveway, set back from the road, with an established and productive front garden and access to the garage. Gated side access leads to a private rear garden, landscaped with a paved patio seating area and well-established planting. There is also a workshop/store room to the rear of the garage, offering additional potential for a variety of uses. This is a very well-positioned and private detached property, conveniently located close to all the facilities that Barnards Green and Malvern have to offer. An early viewing is highly recommended.

## ENTRANCE HALLWAY
A wooden front door with attractive stained-glass detailing opens into the entrance hallway, which has a tiled floor, panelling to the walls and stairs rising to the first floor. Doors lead to:

## LOUNGE/DINING ROOM
A dual-aspect room with a front-facing uPVC double-glazed window and stripped wooden floorboards. The lounge area features a fireplace with brick-built surround, wooden mantel and inset cast-iron wood-burning stove.

The room opens into the dining area, which has a tiled floor, double-glazed French doors opening onto the garden and a side-facing uPVC window. A door leads to:

## KITCHEN
A dual-aspect kitchen with two rear-facing and one side-facing uPVC windows overlooking the rear garden. There is a range of Shaker-style eye- and base-level units, an inset sink, space for a gas range cooker with extractor hood over and space for further appliances.

Additional features include a breakfast bar, large walk-in pantry cupboard, further storage cupboard housing the gas combination boiler and tiled flooring. Doors lead to the sitting room and inner hallway.

## SITTING ROOM
A front-facing room with a uPVC double-glazed window overlooking the front garden. There is a feature fireplace with a slate hearth and wooden mantel over, together with an inset cast-iron wood-burning stove. A television point is also provided. Doors lead to the entrance hallway and kitchen.

## INNER HALLWAY
A wooden stable-style door opens onto the rear garden. The tiled flooring continues, and a further door leads to:

## SHOWER ROOM
A front-facing room with an obscure-glazed uPVC double-glazed window. There is a recessed shower cubicle with electric shower over, low-level WC, wash basin, heated towel rail and tiled flooring.

## FIRST FLOOR LANDING
A generous and naturally light landing with a rear-facing uPVC window, wooden handrail and access to the loft space. There is also a useful storage cupboard over the stairs. Doors lead to:

## BEDROOM ONE
A dual-aspect bedroom with front and rear-facing uPVC double-glazed windows.

## BEDROOM TWO
A front-facing bedroom with a uPVC double-glazed window.

## BEDROOM THREE
A front-facing bedroom with a uPVC double-glazed window overlooking the frontage and a built-in storage cupboard.

## BATHROOM
A well-appointed bathroom with a rear-facing obscure-glazed uPVC window. Fittings include a freestanding claw-foot bath with mixer shower attachment over, low-level WC, wash basin, heated towel rail, radiator and corner shower cubicle with mixer and rainfall shower attachments. The room also benefits from tiled walls, tiled flooring and recessed spotlights.

## FRONT GARDEN
The property is approached via a gated driveway, laid with stone chippings, alongside a well-established flowering garden with borders, rose arches, lawn and seating areas. There is also additional space for vegetable growing and fruit trees. The driveway leads to the garage, which has double wooden doors opening to the front, together with power and lighting.

## REAR GARDEN
Gated side access leads from the front of the property into the rear garden. The garden initially opens onto a paved terrace seating area, which extends to the rear and side of the property and incorporates a timber pergola. The terrace is bordered by a low brick wall. The remainder of the garden is predominantly laid to lawn, with raised beds, shrub and tree planting, conifer hedging and timber panel fencing enclosing the boundaries. There is also an additional seating area to the side. The property has plumbing for a hot tub, which is available by separate negotiation.

## WORKSHOP/STORE
Accessed from the rear, this useful room is situated behind the garage and has a UPVC door and window opening onto the garden. It offers potential for a variety of uses, including a workshop or additional storage space.

## DIRECTIONS
From the Allan Morris office in Great Malvern proceed down Church Street to Barnards Green, at the traffic island go straight on, taking the third exit in the direction of Upton. Go past the duck pond and the Bluebell Inn on the right and 16 Guarlford Road can be found Immediately on the right hand side, indicated by the For Sale sign.. To arrange a viewing or with any queries please contact us on 01684 561411 or email us at malvern@allan-morris.co.uk

## what3words
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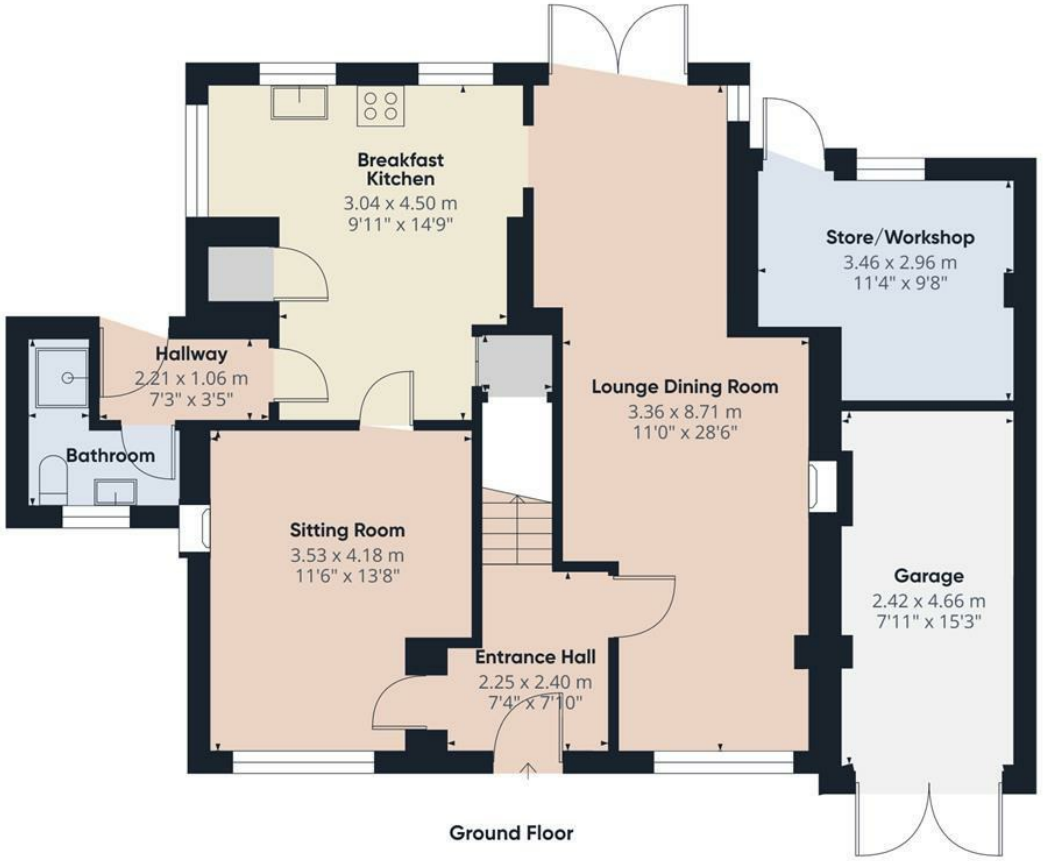
## ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: E

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 - £550,000

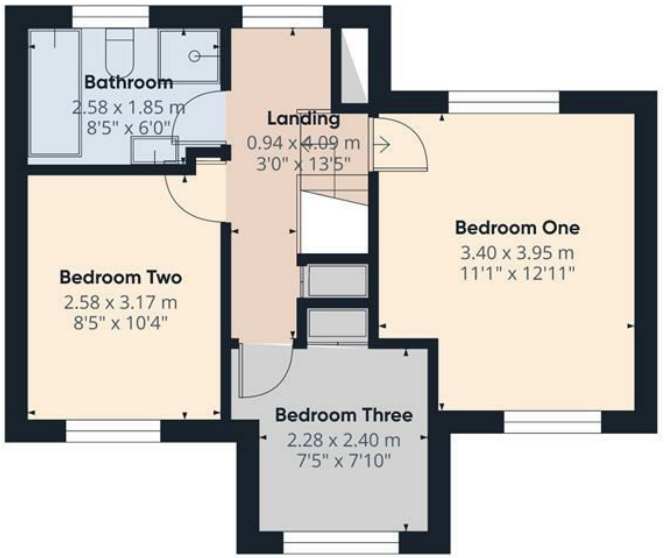



Ground Floor

Approximate total area(1)

120.7 m²

1299 ft²



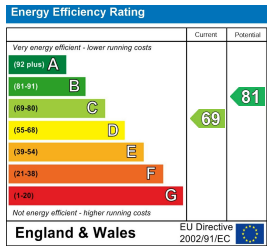

Floor 1

(1) Excluding balconies and terraces

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

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## EPC




## Material Information Report

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