



The Gardeners House 32 Montpelier Road West Malvern, WR14 4BS

The Gardeners House, is situated in a sought-after location of West Malvern and has been thoughtfully refurbished, to a high standard, throughout. The period property now benefits from a modern design which in brief comprises, to the ground floor a Snug, Kitchen Dining Family Room, whilst to the first floor are three Bedrooms and Bathroom and to the second floor is a further Bedroom and Ensuite Shower Room. The fore garden is laid to lawn and the rear garden has been landscaped with a raised seating area and a lower relaxing area. With the benefit of being fully re-wired and has a new Worcester gas central heating system, this property is ready for you to enjoy.

Guide Price £550,000

The Gardeners House 32 Montpelier Road

West Malvern, WR14 4BS



Entrance

Hardwood door opens in to the Entrance, with stone tiled flooring, stairs rising to the First Floor, door to the Snug and door to the Dining Room.

Snug

11'9" x 11'1" (3.6m x 3.4m)

The Snug is the perfect place to enjoy the winter evenings, fitted with a woodburner inset to an exposed brick chimney place, with slate hearth. Sash window to the front aspect, radiator and exposed original wooden flooring. Door to an understairs storage cupboard and an internal window to the Kitchen Area.

Open Plan Kitchen, Family, Dining Room

The Dining Room opens into the Kitchen Family Room

Dining Room

11'9" x 9'10" (3.6m x 3m)

This spacious and light room, with the continuation of the tiled flooring, has many original features to include the built in cupboards either side of the exposed brick chimney breast and sash window to the front aspect. Radiator and stepping down into the Kitchen Family Area.

Kitchen Family Area

25'11" x 9'10" (7.9m x 3m)

The family area has plenty of room for soft furnishings, the ideal place to sit and enjoy a glass of wine. With the continuation of the tiled flooring throughout, radiator, double glazed aluminium doors open out to the raised seating area. Sash window to the rear aspect, overlooking the rear garden.

This beautiful Kitchen now consists of a newly fitted Kitchen, comprising base level coloured units with wooden working surfaces above, a matching larder style cupboard with drawers below, integrated fridge, freezer, dishwasher and washing machine. Under-unit Carron sink with mixer tap, space for slot in Cookmaster double oven with five ring gas hob, and a feature tiled splashback. Concealed Worcester combination boiler, sash window to the rear aspect, overlooking the rear garden.

First Floor

From the Entrance, stairs rise to the First Floor. The First Floor landing has space for a cosy seating area, with a sash window to the rear aspect, overlooking rooftops and towards the Herefordshire countryside. With doors off to three of the Bedrooms and the family Bathroom. With exposed wooden flooring, radiator and door to the Second Floor.

Bedroom Two

11'9" x 11'1" (3.6m x 3.4m)

A spacious double Bedroom, with sash window to the front aspect, ornamental fireplace and exposed painted floorboards. Radiator.

Bedroom Three

9'10" x 7'6" (3m x 2.3m)

With a sash window to the rear aspect, providing views over rooftops and towards open countryside. Radiator and exposed wooden floorboards.

Bedroom Four

11'10" x 7'6" (3.61m x 2.3m)

With sash window to the front aspect, ornamental fireplace and radiator.

Family Bathroom

9'10" x 8'0" (3m x 2.46m)

The Family Bathroom is fitted with a double walk-in shower with waterfall effect showerhead and an additional attachment with tiled surround. Freestanding roll

top bath with mixer tap and shower attachment, low flush WC and floating wash hand basin with mixer tap. Feature panelling, tiled flooring and "ladder" style chrome radiator. Sash window to the rear aspect.

Second Floor

From the First Floor Landing, stairs rise to Bedroom One, with sash window to the front aspect.

Bedroom One

17'8" x 12'9" (5.4m x 3.9m)

A beautifully presented, generous sized and light Bedroom, with exposed painted beams, with wooden flooring, radiator and four large windows to the rear aspect providing stunning views over rooftops and towards open countryside. Access to storage cupboard within the eaves and door to the Ensuite Shower room.

En-Suite Shower Room

11'9" x 7'2" (3.6m x 2.2m)

The Ensuite shower room is fitted with a double walk-in shower cubicle with waterfall effect shower head with an additional attachment and tiled walls. Low flush WC and floating wash hand basin. Feature coloured panelling to the walls, "ladder" style chrome radiator and door to a storage cupboard within the eaves. Double glazed window to the ceiling, extractor to ceiling and tiled flooring.

Outside

The garden to the front is laid to lawn with centralised steps leading down to the front door.

The garden to the rear of the property has been landscaped and now offers a raised seating area with steps down to a further seating area. Encompassed by timber fencing and newly planted 'Red Robin' Pleached Trees that offers a blend of vibrant colour and elegance, raised to create structure and privacy.

Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmund will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmund has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmund they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=OrO8qhg4aDc&t=9s>



Floor Plan



THE GARDENERES HOUSE, 32 MONTPELIER ROAD, WEST MALVERN

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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