

Allan Morris
estate agents

**Aston Lodge, 32 Peachfield Road,
Malvern, WR14 4AL**

MAYFAIR
OFFICE GROUP

32 Peachfield Road, Malvern, WR14 4AL



Aston Lodge is a unique property found in a most desirable location on the edge of Peachfield common, south of Great Malvern. One of the original properties in the area dating back to approximately 1910, this property is a very impressive and spacious residence, a rare opportunity to acquire a property of such prestige and position in in Malvern. The property is approached from and overlooks Peachfield Common land, into a large welcoming frontage with parking. The plot of the property is approximately 0.6 of an acre in which the house sits centrally is delightful, mature and private and at the rear south facing. The accommodation which is approximately 4500 ft.² briefly comprises: entrance porch, central hallway, vaulted sitting room and dining room, refitted family kitchen, additional reception room/snug, utility room, cloakroom, five bedrooms with master ensuite and two additional bathrooms on the first floor. To the lower ground floor is a fully independent annex which comprises: garden room, sitting room with dining area, fitted kitchen, two double bedrooms, both with ensuite bathrooms. The property further benefits from two single garages, under croft storage, workshop and boiler room. Enjoying views of the common, Severn Valley and the Malvern Hills, the property must be viewed to appreciate the position and extremely generous accommodation on offer and would suit a variety of buyers, particularly those requiring independent living accommodation as an income potential or for combined family living.

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. 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.

ENTRANCE PORCH 5'0" x 8'9" (1.54m x 2.67m)
Impressive original hardwood front door with cast iron furniture, opens into entrance porch, with tiled floor, leaded windows to the side and the front and hardwood double doors opening to the internal main hallway.

ENTRANCE HALLWAY
Very generous, long central hallway with two front facing double glazed windows, exposed wooden flooring, window seat with storage below on either side of the front door, doors to all rooms and door to staircase leading down to lower ground floor.

SITTING ROOM 24'6" x 13'11" plus bay window (7.49m x 4.25m plus bay window)
Impressive and light reception room with partly vaulted ceilings, large double glazed bay window overlooking the rear terrace, double doors open to garden, fireplace with wood burner effect gas fire, television point, fitted bookcases to either side, glazed double door to:

DINING ROOM 18'8" x 13'11" (5.71m x 4.26m)
Rear facing bay window, continued vaulted ceiling, double doors to sitting room, door to kitchen.

KITCHEN 18'2" x 13'9" (5.55m x 4.20m)
Large contemporary family kitchen, with two side facing uPVC windows as well as a large skylight central to the room. With fitted modern minimalist style kitchen, a range of low-level units, central Island and tall wall mounted units, Mirostone worktops, integrated ceramic sink, inset electric induction NEFF hob with contemporary extractor hood over, integrated Bosch double oven and grill, integrated fridge, integrated dishwasher. Central Island has large pan drawers and a breakfast bar, wood effect flooring, radiator, wall mounted television point, spotlighting, glazed door opens to:

UTILITY ROOM 9'3" x 9'0" (2.83m x 2.76m)
Side facing with uPVC window overlooking the side garden and wooden side access door, tiled floor, additional worktop and storage cupboards with sink, space and plumbing for washing machine, integrated microwave oven, space for other appliances, electric wall mounted towel heater, door opens to,

BOOT ROOM and PANTRY 6'5" x 8'11" (1.98m x 2.73m)
Front facing obscure uPVC window, additional storage cupboards and shelving, tiled wall and floors, location of electrical units and solar panel system.

FAMILY ROOM/SNUG 15'9" x 10'7" (4.82m x 3.24m)
Front facing double glazed window, overlooks frontage, gas fire, television point, radiator.

BEDROOM ONE 13'10" x 14'11" (4.23m x 4.55m)
Rear facing large uPVC window overlooking the rear garden towards the Hills, storage cupboard, radiator, door to:

EN SUITE 10'4" x 6'7" (3.17m x 2.03m)
Side facing obscure glazed uPVC window, shower cubicle, double bath with shower attachment over, low level WC with concealed system, wall hung vanity unit with wash basin, heater towel rail, spotlighting, built-in cupboard.

BEDROOM TWO 12'11" x 10'9" (3.95m x 3.30m)
Side facing uPVC window with far reaching views towards the Severn Valley and Bredon Hill in the distance, radiator.

SHOWER ROOM 8'2" x 5'9" (2.49m x 1.76m)
Side facing obscure uPVC window, shower cubicle, low-level WC, wash basin, heated towel rail, tiled walls and floor.

INNER HALLWAY
Secondary inner hallway with built a wardrobe/linen cupboards, skylight, doors to:

BEDROOM THREE 12'10" x 10'10" (3.92m x 3.32m)
Front facing uPVC double window overlooking front frontage, driveway and open common land, radiator.

BEDROOM FOUR 12'9" x 9'10" (3.91m x 3.00m)
Dual aspect with front and side facing windows with views towards the Malvern Hills and to the common, radiator.

BOX ROOM 7'0" x 5'11" (2.15m x 1.81m)
Side facing obscure uPVC window, radiator.

BATHROOM 8'0" x 6'11" (2.44m x 2.13m)
Side facing obscure uPVC window, P shape panel bath with mixer shower over, low-level WC, wash basin, heated towel rail, tiled walls and floor.

BEDROOM FIVE/STUDY 14'0" x 13'8" (4.27m x 4.18m)
Rear facing uPVC window with view over the garden and towards the Malvern Hills, range of fitted bookcases and storage, radiator.

CLOAKROOM 8'0" x 5'10" (2.44m x 1.79m)
Side facing obscure uPVC window, fitted storage space and cupboards unit with inset sink and mixer tap, door to:

WC
Side facing obscured uPVC window, low level WC with concealed cistern, radiator.

LOWER GROUND ANNEX FLOOR HALLWAY
Door and stairs leading to first floor, doors to reception and bedroom and open plan to:

GARDEN ROOM 12'0" x 17'6" (3.67m x 5.34m)
Impressive brick built garden room with uPVC double glazed windows to three aspects, uPVC double doors open to garden and full glass roof, tinted windows, wood effect flooring, two window seats, radiator, power and spotlighting.

BEDROOM SIX 13'8" x 16'3" (4.17m x 4.97m)
Rear facing uPVC double glazed window that overlooks the rear garden, wooden block floor, radiator, open to a small rear hallway with storage space, door opens to:

EN SUITE SHOWER ROOM 8'2" x 5'7" (2.50m x 1.71m)
Recess shower double cubicle with mixer shower over, low-level WC, wash basin, tiled wall and floors, heated towel rail, extractor fan.

SITTING ROOM,/DINING ROOM 22'10" x 13'11" (6.98m x 4.25m)
Internal uPVC window looking into conservatory, additional side and rear facing, uPVC windows, two radiators, television points, decorative fireplace with electric fire, wall light points, glazed internal door opens to;

KITCHEN 10'1" x 15'1" (3.08m x 4.61m)
Side facing uPVC window, range of contemporary eye and base level units with a wooden block worktop, space for electric cooker with extractor hood over, inset stainless steel sink drainer unit, space and plumbing for washing machine, space for American style fridge freezer, concealed wall mounted Worcester gas central heating boiler serving the lower ground floor area independently of the main house, television points, spotlighting, internal door opens to:

BEDROOM SEVEN 10'2" x 15'3" (3.10m x 4.66m)
Side facing uPVC window, radiator, door opens to:

EN SUITE BATHROOM 10'2" x 5'7" (3.12m x 1.72m)
Panel bath with glass screen and mixer shower over, low-level WC, bidet, wash basin, heated towel rail, extractor fan, large double laundry cupboard, tiled floor and walls.

BOILER ROOM 8'1" x 10'0" (2.48m x 3.07m)
Accessed externally to the fore, this lower ground floor room is for utilities such as the wall mounted gas boiler and additional services split into two rooms.

WORKSHOP 13'0" x 10'8" (3.97m x 3.27m)
Accessed externally from the side, with side door, power and light.

OUTSIDE FRONTAGE
Gated driveway gives access to the property across common land providing a sense of seclusion, the block paved driveway is ample parking for 8-10 cars, with access to two detached single garages (both with electric roller doors) and steps lead up to front courtyard area and front door, front garden is enclosed by high hedges for privacy, is laid to lawn with established trees and flowering and shrub borders with secure gated access on either side.

SIDE GARDEN
Laid to patio and grass, accessed from the kitchen door, with archway, access to the rear, outside brick outbuilding, garden store/shed and gardeners WC, detached from the property,

REAR GARDEN
Delightful landscaped split-level southerly facing garden with a real sense of privacy with the benefits of an elevated position giving you a view of the Severn Valley towards Bredon Hill to the left and up towards the Malvern Hills on the right. Enclosed by panel fencing to either side with conifer trees to the rear. Initially leads to slab terrace with cast iron iron railings providing an elevated southerly aspect and entertaining space. The garden extends to a lower level access from the garden room which is laid to lawn with shrub boarders and laurel hedgerows as well as mature trees. There is access under the property to a cellar area which has restricted head height but provides useful safe and dry storage below the property. To the rear of the garden is a further section hidden by Laurel Hedgerow with a row of conifers having been well maintained and further space for vegetable patch or children's play area hidden from the main house, the entire plot is approximately 0.6 of an acre and the property sits centrally to the plot.

DIRECTIONS
From Great Malvern proceed down Church Street continue to the roundabout, turning right into Court Road. Proceed to St. Andrews Road and at the T junction, turn right onto Peachfield Road, crossing the railway bridge, proceed uphill with the common on your right. The property is appriximately half way along the road on the left side. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

what3words
///goes.lawn.truly

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 - £1,200,000



Floor 1



Ground Floor

Allan Morris

(1) Excluding balconies and terraces

Reduced headroom

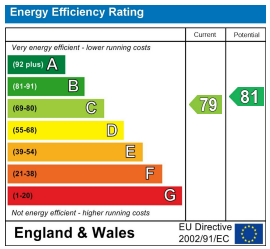
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Approximate total area(1)

452.1 m²

EPC



Material Information Report

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