



Allan Morris
estate agents

103, Old Hollow, Malvern, WR14 4NW

 **MAYFAIR**
OFFICE GROUP

Old Hollow, Malvern, WR14 4NW

A beautifully presented and extended detached three bedroom bungalow in an elevated position in West Malvern with far reaching panoramic views over the West Malvern bluebell fields and the Worcestershire countryside. The property which has been well maintained by the current owners provides versatile accommodation comprising of; large sun room and entrance porch, spacious entrance hall, dual aspect sitting room with Clearview wood burner, re-fitted open plan breakfast kitchen with space for a table and chairs, utility, cloakroom, main bedroom with it own sun deck to enjoy the views, a walk-in wardrobe and full ensuite bathroom, two further bedrooms, main bathroom/ Further benefits include gas central heating, double glazing, attached single garage, block paved driveway providing parking for six cars and beautifully maintained cottage style terraced gardens with numerous seating positions designed to take full advantage of the panoramic countryside views. Viewing a must to appreciate the location, outlook and condition of home on offer.

ENTRANCE PORCH/SUN ROOM

Accessed via an obscure glass double glazed door from the front garden which opens to a long vaulted ceiling sunroom with double glazed windows to front and side aspect with breath taking panoramic views over open countryside and the blue bell meadows all the way to the Ankerdine hills in the distance, radiator, wood laminate floor, double glazed sliding door to:

HALLWAY

Ceiling light point, coving, radiator, wood plank flooring, glazed doors to:

SITTING ROOM

Dual aspect with side-facing double glazed raised bay window and front aspect double glazed window with panoramic views over the West Malvern countryside and bluebell meadow, fitted slatted shutters to windows, ceiling light point, picture rail, feature stone fire surround and hearth with inset Clearview wood burner, two radiators.

BREAKFAST KITCHEN

Twin rear aspect double glazed Velux roof lights, side aspect double glazed door with full height window to side leading to rear garden block paved patio, re-fitted kitchen comprising of an extensive range of floor and wall mounted units under a granite work surface, inset Belfast style sink with mixer tap over, Rangemaster five hob, twin oven, range style cooker, space for tall fridge freezer, integral dishwasher, space for breakfast table, bespoke wall shelving, two radiators, tiled floor.



INNER HALL

Front aspect double glazed window, smoke alarm, coving, parquet effect flooring, doors to:

MAIN BEDROOM

Dual aspect with front-facing double glazed sliding doors giving access to balustraded sundeck with panoramic views over West Malvern countryside, rear-aspect double glazed window looking over the garden, ceiling light point, coving, wide range of fitted wardrobes and storage drawers, two radiators, doorway to:

DRESSING ROOM

Rear aspect double glazed window, recessed ceiling down lighters, range of fitted wardrobes with hanging rail and shelving, radiator, door too:

ENSUITE

Front aspect double glazed window, recess ceiling downlighters, white suite comprising of double ended panel bath with central taps, wash hand basin with storage below and wall mounted cupboards over, hidden cistern push flush WC, fully tiled walls, tiled floor, combination radiator and towel rail.

BEDROOM THREE

Rear aspect double glazed window with views over the garden, ceiling light point, bespoke library shelving, radiator, wood plank effect flooring, currently used as a yoga room.

MAIN BATHROOM

Twin rear aspect obscure glass double glazed windows, recessed ceiling downlighters, extractor, re-fitted white suite comprising: walk-in shower cubicle, wash hand basin with a wide range of storage below, hidden cistern push flush WC, combination towel rail and radiator, fully tiled walls, tiled floor.

REAR HALL

Ceiling light point, bespoke built-in double storage cupboard, tiled floor, door to garage, open plan to:

UTILITY

Double glazed velux roof light and side aspect obscure glass double glazed door giving access to the rear garden, range of wall and floor mounted storage units under a solid wood work surface with inset Belfast style sink and mixer tap over, space and plumbing for washing machine, radiator, continue tiled floor, doors to:

BEDROOM TWO

Twin rear aspect double glazed Velux roof lights with fitted blinds and additional side aspect glazed raised bay window, ceiling light point, radiator, bespoke library shelving and solid wood desk area, currently used as a study with sofa bed for guests. NB because of the position of bedroom two being on the opposite side of the bungalow to the other bedrooms and being near the cloakroom and the garage, there is the potential to create an annex here.

CLOAKROOM

Extractor, white push flush WC, continued tiled floor.

INTEGRAL GARAGE

Accessed via twin part double glazed double doors from the driveway, two ceiling light points, access to roof storage, alcove with wall mounted Worcester gas fired boiler and space for appliance, additional double glazed door to driveway.

FRONT GARDEN

The property is accessed from Old Hollow via a wide block pave driveway providing parking for six cars and giving access to the garage and a gated access to the front garden. The majority of the front garden is laid to terraces with mature flower and shrub beds, accessed from the main bedroom is a large balustraded sun deck positioned to enjoy the views. A path runs the full way along the front of the property.

REAR GARDEN

Good sized private rear garden accessed from the breakfast room or utility with a wide block pave path running immediately to the rear of the property and then a number of paved steps which lead up to the mature cottage style garden. Throughout the garden are a series of paths and steps which proceed through a range of beds to a number of seating areas positioned to sit and enjoy the views. To the top of the garden is a balustraded deck area with a timber summerhouse, to the far end of the garden is a timber garden shed on its own deck and a separate composting and utility area, A spiral staircase also leads up to the rear garden from the driveway.

DIRECTIONS

From the Allan Morris office proceed along the Worcester Road continue up the

hill in the direction of West Malvern. Take the second left onto North Malvern Road and the first right onto Cowleigh Road. Proceed along and at the fork in the road bear left onto Old Hollow. Number 103 is further along Old Hollow on the left hand side as indicated by the Allan Morris For Sale board. For further details or to book a viewing, please call Allan Morris in Malvern on 01684 561411.

what3words - vineyard.jigging.commutes

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



Approximate total area^m
140.6 m²

(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.

GIRAFFE360

EPC

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

Material Information Report

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