

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DECEPTIVELY SPACIOUS SPLIT LEVEL DETACHED HOUSE OCCUPYING A FABULOUS ELEVATED SETTING IN A SOUGHT-AFTER PEACEFUL SIDE ROAD LOCATED ON THE WESTERN SLOPES OF THE MALVERN HILLS AFFORDING PANORAMIC, FAR REACHING WESTERLY VIEWS ACROSS THE HEREFORDSHIRE COUNTRYSIDE AND OFFERING BEAUTIFULLY PRESENTED FIVE BEDROOMED ACCOMMODATION, VERSATILE ROOMS AND A TWO ROOMED OFFICE/STUDIO ANNEXE IN EXCESS OF 2,400 SQ FT. NEW WORCESTER BOILER FITTED FEBRUARY 2025. FIBRE BROADBAND. NO ONWARD CHAIN. EPC "C"**

## Walden – Offer in Excess of £780,000

Blackheath Way, West Malvern, Worcestershire, WR14 4DR

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# Walden

## Location

Walden enjoys a convenient position on a sought-after, tranquil side road in the delightful village of West Malvern approximately two miles from Colwall and a similar distance from the cultural spa town of Great Malvern. The village itself boasts a range of amenities including a thriving community-led pub, cafe and shop, two social clubs, village hall, cycle shop, primary school and church. It is well served by a regular bus service connecting the village to Great Malvern and Ledbury, and there are numerous taxi services.

Great Malvern offers a comprehensive range of amenities including shops and banks, pubs and restaurants, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There are mainline railway stations in Great Malvern, Malvern Link and Colwall all within a three mile radius. Junction 7 of the M5 motorway at Worcester is about nine miles and Junction 2 of the M50 near Ledbury is approximately twelve miles. The property is well placed for access to some of the best schools in the region at both primary and secondary levels and in the private and state sectors including St James' Primary, West Malvern, The Downs and Elms Preparatory Schools in Colwall, Malvern College and Malvern St James Girls School and The Chase and Dyson Perrins High Schools in Malvern.

Situated on the westerly slopes of the Malvern Hills, Walden enjoys a stunning setting in generous grounds. It commands fine views across the rolling countryside of Herefordshire to Hay Bluff and the Welsh mountains in the distance where one can see the sun setting on the western horizon. This is the perfect setting for multi-generational living or for home-working, given the property's versatile room layout, ample storage potential and perfect for families as the garden provides the ideal environment for them to safely play. It is a wonderful spot that offers the quality surroundings of an Area of Outstanding Natural Beauty whilst having the convenience of local amenities. Walden is positioned in a highly convenient location within a few minutes walk to access the Malvern Hills themselves.

## Property Description

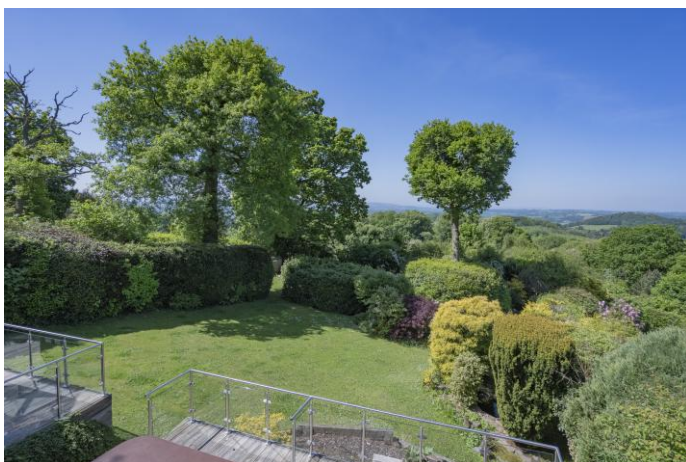
This wonderful property is accessed via double wrought iron vehicular gates set between brick pillars in Malvern stone wall with a matching pedestrian gate leading to the block paved driveway opening to allow parking for up to four vehicles. The foregarden is enclosed by a walled and fenced perimeter with a deep raised bed with a mature hedge and specimen tree. The composite front door with obscured glazing to the side is set under a roofed storm porch and opens through to the living accommodation of this split level house which benefits from double glazing as well as a mix of radiators and underfloor heating throughout.

The property, which was originally built in 1966 and extended in 2011, has undergone an extensive programme of modernisation and extending over the 21 years that the current owners have been in occupation and it creates a wonderful light and airy house built around the fabulous views on offer, offering versatile and flexible rooms set over three floors.

Upon entering the property a reception hallway welcomes you and leads to a wide returning open-balustraded staircase which descends to the lower ground floor. Doors open to all principle rooms on this level and wooden floor flows throughout this area and through a doorway into the Sitting Room. This is a generous space positioned to the rear of the property where the fantastic far reaching vistas can be enjoyed particularly through the wide picture window which affords an unhindered panorama looking out across the formal gardens to the superb views beyond. The room comes complete with an open cast iron grate and feature fireplace and is a split level room divided by three steps. A spiral staircase rises from here giving access to Bedroom 5, which has built-in storage cupboards, and from this floor there is access to a good sized, walk-in, boarded loft storage area. Completing the ground floor is the third Bedroom which is double in proportions with dual aspect double glazed windows with the largest giving views to the north aspect. Complimenting and servicing this floor is the guest cloakroom fitted with a modern suite.

The Dining Kitchen is a real family orientated space divided into two main areas and accessed from the entrance hall. The first of these is a bespoke and spacious Kitchen fitted by Cathedral Kitchens of Malvern with a range of wooden Shaker style units with black flecked granite worktop over and a large dresser style unit to one wall. There is a fitted range cooker and Siemens DISHWASHER as well as space for an American style fridge freezer. A large central island completes this area and there is underfloor heating throughout this space and also the bathrooms. A tiled floor flows through the opening into





the Dining Room positioned to the rear of the property having dual aspect windows taking in the beautiful views and french doors opening to the stainless steel and glass balustraded balcony which can also be accessed from the Sitting Room. From the kitchen a doorway gives access to the bedroom/side porch giving access to the front and rear and a door opens through to a versatile space which could be a home office, lounge or bedroom, currently used as a Gym or Snug with storage cupboard and cupboard housing a second boiler and plumbing for a washing machine. Ultrafast broadband (400Mbps+) currently supplied by BT runs throughout the property, offering opportunities for hybrid or remote working.

The Lower Ground Floor is where the Master Bedroom is positioned, being of generous proportions with two double glazed windows affording the fine views and having a built-in wardrobe and complimented by the refitted En-Suite Shower Room with high tech steam cubicle with Insignia multi-jet shower heads. There are two further good sized Double Bedrooms positioned on this floor with one of them being connected via a through room which would make an ideal office or used alongside the bedroom as a teenager suite/guest suite/nursery/dressing room. These bedrooms are serviced by the modern refitted family bathroom.

In addition to the extensive balcony the westerly facing formal mature gardens have been landscaped to enjoy the splendid views. Initially they extend away from the property via a paved and decked seating area with stainless steel railings with glass balustrade all of which are designed to take in the wonderful and glorious views. Steps lead down to the main lawn with deep hedging and herbaceous beds planted with a variety of specimen trees and shrubs. To the left hand side of the steps is a further decked and glass and stainless steel railed decking area where the stylish wooden SUMMERHOUSE with fitted bench seating and table is positioned enjoying heating, light and power and wonderful sunset views. The garden further benefits from outside light points, water tap and SHEDS. Two ornamental ponds and utility area for composting and storage.

In an attached outbuilding (a refurbished 'Gardener's Cottage' in 2004) this flexible space enjoys two rooms ideal as a home office/music studio/craft studio/therapy suite/games room/play room/store or with the relevant permissions being sought could be converted into a small annexe for a dependent relative or family member. A convenient store room connects the outbuilding to the property, with door accessible from the driveway.

#### Reception Hall

#### Cloakroom

**Sitting Room** 4.96m (16ft) Maximum into Bay Window x 8.09m (26ft 1in)

#### Dining Kitchen

Divided into two spaces

**Kitchen** 3.64m (11ft 9in) x 5.50m (17ft 9in)

**Dining Room** 4.49m (14ft 6in) x 2.66m (8ft 7in)

#### Boot Room

**Family Room/Gym** 4.13m (13ft 4in) Maximum x 4.83m (15ft 7in)

**Laundry Room** 1.55m (5ft) x 1.13m (3ft 8in)

**Bedroom 3** 3.59m (11ft 7in) x 2.32m (7ft 6in)

#### First floor

**Bedroom 5** 4.23m (13ft 8in) into limited headroom x 2.68m (8ft 8in)

Accessed via its own spiral staircase from the Sitting Room.

#### Lower Ground Floor

**Bedroom 1** 5.47m (17ft 8in) Maximum x 4.80m (15ft 6in) Maximum

#### En-Suite

**Bedroom 2** 3.66m (11ft 10in) x 3.04m (9ft 10in)

**Office** 2.01m (6ft 6in) x 6.59m (21ft 3in)

A Through Room

**Bedroom 4** 5.71m (18ft 5in) x 2.68m (8ft 8in)

#### Outside

**Gardeners Cottage - Office 1** 3.72m (12ft) x 2.92m (9ft 5in)

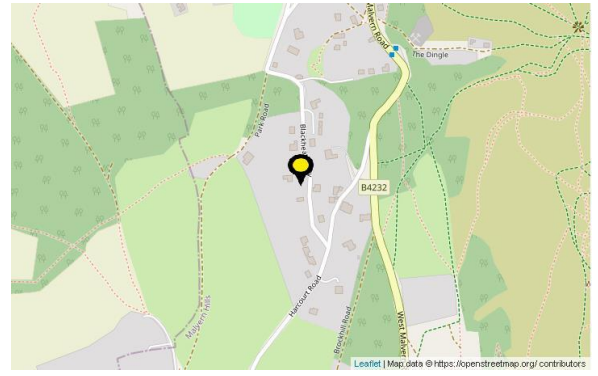
**Gardeners Cottage - Office 2** 2.99m (9ft 8in) x 2.20m (7ft 1in)

**Store Room** 4.90m (15ft 10in) x 2.04m (6ft 7in)

**Summer House** 2.30m (7ft 5in) x 2.89m (9ft 4in)

## Directions

From the centre of Great Malvern proceed south along the A449 along Wells Road towards Ledbury for a few hundred yards before forking right onto Wyche Road (towards Colwall). Continue uphill for almost a mile passing into Herefordshire and through the Wyche Cutting. Almost immediately turn right onto West Malvern Road following this route for about a mile. You will come to a sharp turn to the left (Harcourt Road). Take this turn and after a short distance turn right into Blackheath Way where the property will be seen down the hill on the left hand side as indicated by the agent's for sale board.



## Services

We have been advised that mains gas, electric, water and drainage are connected. It should be noted that the property has two boilers. The first which was replaced in February 2025, being a Worcester combination boiler (with a Hive thermostat) positioned in the airing cupboard at ground floor level and serves the house. The second is in the games/playroom which serves the office, games/playroom and porch.

This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, 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 or informal intention to purchase the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (75).



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