



Allan Morris
estate agents

**The Brambles, 173, Wells Road, Malvern Wells,
WR14 4HE**

 **MAYFAIR**
OFFICE GROUP

Wells Road, Malvern Wells, WR14 4HE

An impressive, Grade II Listed, five double bedroom, Georgian townhouse, with panoramic views to the rear over the Severn Valley. The Brambles retains much of the original character, including fireplaces, sash windows, cornicing, high skirting and flagstone floors. The versatile accommodation offers over 3000 square feet spread over three floors and comprises; wide impressive entrance hall, front to back bay windowed drawing room with fireplace, second sitting room/large study, dining room, cloakroom, large kitchen with breakfast room off, family room, large laundry room/walk in pantry, store room, basement room, five double bedrooms, two with en-suites, two additional bathrooms, box room. The property further benefits from; gas central heating, driveway parking to the front, mature landscaped terraced gardens to the rear, and fabulous views over the Severn Valley. Viewing a must to appreciate the size, character and outlook of home on offer.



LOCATION

The Brambles is located in Malvern Wells, at the foot of the beautiful Malvern Hills Area of Outstanding Natural Beauty, and only 2 miles from the historic Great Malvern with a wide range of shops and facilities, Malvern Theatres and Waitrose. The Worcestershire Golf Club and The Three Counties Showground sit within a mile of the property and a Morrisons Local store is situated within a short walk. There are local primary and secondary schools within a short distance and a number of prestigious independent public schools within a 20 mile radius including Malvern College, Malvern St James, Kings Worcester, Cheltenham College and Cheltenham Ladies College. The transport links from this property are excellent, the mainline railway station in Great Malvern provides easy access to London and junction one of the M50 motorway is only 8 miles away.

GROUND FLOOR

CANOPY PORCH

Outside carriage light point, recessed sides, part glazed door to:

ENTRANCE HALL 23'9" x 10'2" (7.26m x 3.10m)

Impressive main entrance hall, rear aspect sash window, ceiling light point, cornicing, radiator, stairs to the first floor and lower ground floor, exposed floor boards, doors to:

DRAWING ROOM 25'6" max into bay x 14'2" (7.78m max into bay x 4.34m)

Dual aspect, front to back drawing room with front aspect sash window with original wooden shutters and rear aspect sash bay window with far reaching views over the

Severn Valley to Bredon Hill and shutters to side, impressive marble fireplace with open fire and tiled hearth, cornicing, four wall light points, radiator, exposed wooden floor boards.

SITTING ROOM/STUDY 15'7" x 12'5" (4.76m x 3.79m)

Front aspect sash window with period wooden shutters, ceiling light point, coving, feature marble fire surround with inset Cast Iron fire with tiled sides and hearth, radiator, exposed floorboards.

DINING ROOM 15'8" x 10'10" (4.78m x 3.32m)

Rear aspect sash window, ceiling light point, coving, fitted bespoke library shelving, radiator, exposed floor boards.

CLOAKROOM

Rear aspect window, ceiling light point, coving, white suite comprising: wash hand basin with storage below, WC, exposed floorboards.

LOWER GROUND FLOOR

INNER HALL

Ceiling light point, flagstone floor, doors to kitchen, bathroom and laundry room, doorway to:

HALL/UTILITY 23'3" x 5'10" (7.11m x 1.80m)

Two ceiling light points, stable door to rear garden, stainless steel sink unit with storage

below, space and plumbing for washing machine and tumble dryer with work surface over and storage cupboards above, continued flagstone floor. Doors to:

BEDROOM FIVE 10'11" x 8'9" (3.33m x 2.69m)

Rear aspect sash window overlooking the garden, Cast Iron fireplace with slate hearth, radiator, exposed floor boards.

STORE ROOM 11'10" x 8'9" (3.61m x 2.69m)

Front aspect window, ceiling light point.

BASEMENT ROOM ONE 6'4" x 29'7" (1.94m x 9.04m)

Two roof lights, wall light, flagstone and brick floor, doorway to:

BASEMENT ROOM TWO 11'10" x 5'6". (3.63m x 1.70.)

Roof light.

LAUNDRY ROOM/PANTRY 10'0" x 7'11" (3.07m x 2.42m)

Window looking into basement, ceiling light point, Cast Iron fireplace, slate effect floor.

BATHROOM 9'10" x 7'9" (3.00m x 2.37m)

Rear aspect obscure glass window, ceiling light point, white suite comprising: claw foot Cast Iron bath, pedestal wash hand basin, high level WC, heated chrome towel rail, flagstone floor, under stairs cupboard housing wall mounted Glow Worm boiler.

KITCHEN 14'4" x 13'0" (4.38m x 3.98m)

Rear aspect window overlooking the garden to the Bredon Hill beyond, recessed ceiling downlighters, bespoke kitchen with wooden worktops, Belfast style sink, space and plumbing for dishwasher, space for range style cooker with extractor over, exposed brick wall, flagstone floor. Doors to:

BREAKFAST ROOM 12'1" x 11'9" (3.69m x 3.60m)

Rear aspect sash windows, ceiling light point, Cast Iron fireplace, radiator, flag stone floor, stable door to rear garden.

FAMILY ROOM/OFFICE 14'3" x 10'0" (4.35m x 3.05m)

Front aspect window looking into basement, recessed ceiling downlighters, Cast Iron fireplace, built-in double storage cupboard, wood laminate flooring.

FIRST FLOOR LANDING

Rear aspect sash window with views over Malvern Hills to Bredon Hill, ceiling light point. Doors to:

MAIN BEDROOM 14'2" x 12'2" + bay (4.32m x 3.72m + bay)

Rear aspect sash bay window with panoramic views over the Severn Valley to Bredon Hills, ceiling light point, picture rail, radiator, exposed floor boards, built-in storage cupboard. Door to:

ENSUITE

Rear aspect window, ceiling light point, coving, white suite comprising: bath with telephone style mixer shower over, pedestal wash basin, WC, radiator, exposed floorboards.

BEDROOM TWO 16'0" x 12'3" (4.89m x 3.75m)

Front aspect sash window, ceiling light point, radiator. Door to:

ENSUITE 8'6" x 5'3" (2.60m x 1.62m)

Recessed ceiling downlighters, white suite comprising: shower cubicle with Triton shower, pedestal wash hand basin, WC, radiator, exposed floorboards.

BEDROOM THREE 14'2" x 11'6" (4.33m x 3.53m)

Front aspect sash window with views to the Malvern Hills, ceiling light point, radiator, pedestal wash hand basin, exposed wooden floor boards.

BEDROOM FOUR 11'4" x 9'9" (3.46m x 2.99m)

Rear aspect sash window with views over the Severn Valley to Bredon Hill, ceiling light point, radiator, Cast Iron fireplace, exposed floor boards.

EN-SUITE 7'7" x 5'10" (2.33m x 1.79m)

Rear aspect window, recessed ceiling downlighters, white suite comprising: shower cubicle with Triton shower, pedestal wash basin, WC, built-in airing cupboard with hot water cylinder and slatted shelving, radiator, exposed floorboards.

BOX ROOM 11'6" max x 7'3" max l shaped (3.53m max x 2.21m max l shaped)

Front aspect window, ceiling light point, exposed floor boards.

FRONT GARDEN

Sat behind a brick and railing wall with return entrances that open to a block paved parking area for three to four cars, steps lead to the front door.

REAR GARDEN

Landscaped, terraced rear garden designed to take advantage of the views, initial full width paved terrace with plenty of space for table and chairs for outside dining and entertaining, brick built former privy used as a garden store, steps lead down to two levels of terraced lawns with mature flower and shrub beds, second paved seating area to the rear, pedestrian access to the side via steps which lead up to the Wells Roads

DIRECTIONS

From the Allan Morris office in Great Malvern proceed across Belle Vue Terrace and south along the A449 Wells Road towards Ledbury. Continue past Peachfield Common on the left and passing The Railway Inn on your right hand side. After passing the turning for the Three Counties Showground on the left signposted B4209 Upton. the property will be found on the left hand side after about 100 yards. For more details or to book a viewing, please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk.

WHAT THREE WORDS - ///grins.lower.ecologist POSTCODE - WR14 4HE

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: F

ENERGY PERFORMANCE RATINGS: Current: D59 Potential: C79

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

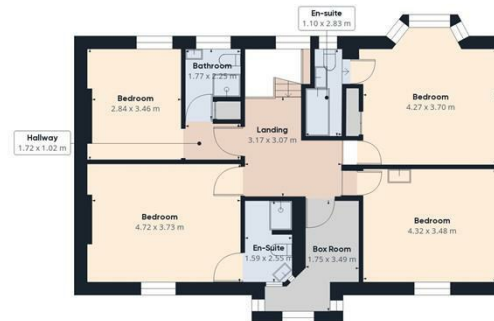
ASKING PRICE - £615,000



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾292.37 m²

Reduced headroom

5.15 m²

(1) Excluding balconies and terraces

Reduced headroom

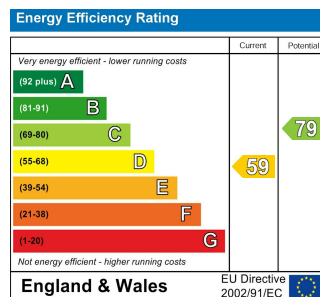
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EPC



Material Information Report



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