



Cedar House, 24 Hanley Road, Malvern,  
Worcestershire, WR14 4PH

**Allan Morris**  
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 **MAYFAIR**  
OFFICE GROUP

## 24 Hanley Road, Malvern, WR14 4PH

A highly individual and imaginatively designed, standout detached Malvern residence, constructed to an extremely high standard in 2011. The immaculately presented and recently upgraded accommodation comprises: porch, delightful reception hall with cloakroom, sitting room with modern inglenook fireplace, family/dining room, high specification re-modelled kitchen, utility room, first floor landing, four bedrooms, master being a hugely impressive vaulted room with full height windows and balcony, two refitted bathrooms, generous loft space that has great potential to create further bedrooms, garage and workshop/studio, electric gated driveway and all enjoying a mature private setting in a thoughtfully planned and mature garden with a southerly aspect and a substantial garden room/home office. Cedar House is a true one off that has been meticulously updated and must be viewed to be appreciated.



### 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.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

### ACCOMMODATION

#### CANOPY PORCH

Solid Oak front door opens to:

#### RECEPTION HALL 12'3" x 15'1" (3.74m x 4.60m)

Oak flooring and staircase leading to First Floor with bespoke stair runner, large understairs cupboard (with light and power for a battery operated Hoover), oak doors to;

#### CLOAKROOM

Refitted with Travertine wall and floor tiling, low level WC, porcelain sink on matching

stand with two drawers below, extractor fan, chrome ladder style heated towel rail, spot lighting. Feature mirrored Moroccan Tiles.

#### SITTING ROOM 14'0" x 23'9" (4.29m x 7.26m)

An impressive dual aspect reception room, the focal point of which is a large and very impressive inglenook style fireplace with floor to ceiling brick pillars, raised hearth of Fired Earth mosaic tiles, cast iron powder coated in Petrol Blue wood burner, high oak mantle and with lit recesses for storing logs. television point, spot lighting, two double glazed windows to front aspect, two full height double glazed windows to rear aspect with a pair of matching double glazed doors opening onto a sun terrace and rear garden.

#### FAMILY ROOM/DINING ROOM/SNUG 12'4" x 12'11" (3.78m x 3.96m)

Open to the breakfast kitchen, two double glazed windows and pair of double glazed doors overlooking and opening to rear garden, Amtico wood effect flooring continuing through an arch to:

#### BREAKFAST KITCHEN 15'4" x 11'4" (4.68m x 3.47m)

Dual aspect with two double glazed windows and pair of double glazed doors into the rear garden. Refitted contemporary bespoke fitted kitchen with a rustic Oak and washed grey finish, with a range of pan drawers cupboards with sparkling white quartz worktops, Oak block breakfast bar, ceramic one and a half bowl sink, powder coated white taps with run and spray function, Integrated Bosch dishwasher, space for a Rangemaster 5 ring range cooker (potentially available by negotiation), with a self cleaning charcoal extractor fan over, space for other appliances such as fridge freezer, corner carousel cupboard storage, cutlery, knife and pan drawer features, under pelmet lighting, continued wooden effect Amtico flooring. Door to:

**UTILITY ROOM 7'2" x 5'11" (2.19m x 1.81m)**

Double glazed window to front aspect. Blanco sink and white powder coated tap, waste disposal and water softener housed under sink, supplies the house with purified water, work surfaces with cupboards below, space and plumbing for washing machine and tumble drier. Modern Worcester gas fired central heating boiler. Continued Amtico flooring. Side door to garden.

**FIRST FLOOR LANDING**

Double glazed window to front aspect, Oak spindle banister, access to insulated roof space (via folding loft ladder) with light and power connected. Large built in storage cupboard with shelving.

**BEDROOM ONE 14'0" x 10'11" (4.27m x 3.34m)**

A stunning feature of the unique property, this room has a very high vaulted ceiling with a fully double glazed full height gable window. This gives the room excellent natural light and fine views across the garden to the hills and has a pair of double glazed doors leading onto a balcony. A wall mounted glass fronted real flame fire, window shutters, space for a super king sized bed, television point.

**BALCONY**

Attractive glass and steel railings overlooking the rear gardens and a renewed timber decked floor.

**FAMILY BATHROOM 7'1", x 10'11" (2.16, x 3.34m)**

Front aspect double glazed window, recently refitted bathroom with all fittings from Fired Earth, real marble wall and floor tiles, decorative Spanish mosaic tiles, glass shower cubicle with low profile threshold, rainfall shower with hand attachments and inset recess lighting, bath with hand shower attachment, underfloor heating, dual fuel towel radiator, wash basin, low level WC

**BEDROOM TWO 12'4" x 12'11" (3.77m x 3.94m)**

Rear aspect double glazed window overlooking the rear gardens, king size bed double room.

**BEDROOM THREE 10'11" x 8'11" (3.33m x 2.72m)**

Front facing double glazed window with views to the Severn Valley, large built in cupboard with shelving and hanging rails.

**BEDROOM FOUR 15'6" x 8'5" (4.73m x 2.59m)**

Double glazed window to rear aspect. Currently arranged and a dressing room with a day bed, range of fitted wardrobes in a soft grey finish from Hammonds with rails and shelving.

**SHOWER ROOM**

Also recently re-fitted, with Travertine tiling to walls and floor, large shower cubicle with glass screen, low level WC, porcelain wash basin with matching stand and two drawers below, down lighting and chrome ladder style heated towel rail.

**OUTSIDE - FRONTAGE**

A pillared and electronically operated Oak gates. Entrance provides a secure approach onto a Cotswold stone chipping driveway, capable of accommodating four vehicles and leading to a large oak framed garage and workshop. Resin bound Cotswold stone pathway leads you to the front door, and the upper level gated side access to the rear. There is a further lower gate next to the garage.

**GARAGE 16'10" x 9'4" (5.15m x 2.86m)**

Double wooden doors, with power and light.

**WORKSHOP 16'4" x 9'1" (4.98m x 2.78m )**

Glazed front door, side facing double glazed window, power and light, ideally suited to a workshop, home office or studio.

**REAR GARDEN**

Secure gated access to each side of the house leads into the impressive rear garden. This is principally laid to lawn with a large patio seating areas across the rear, part covered by a toughened glass and black steel canopy. The remainder of the rear garden consists of a series of fully stocked shrub borders and some particularly fine trees the most notable of which is an ancient Cedar which gives its name to the property. The rear garden is fully enclosed by new secure tantalised fencing for added privacy and security. From the property, there is a set of steps with a hand rail leading down to a French Oak gazebo, with a Cedar shingle roof and Indian sandstone floor housing a jacuzzi hot tub (by separate negotiation), with a round patio seating area that enjoys privacy and fine views of the garden and towards the Malvern Hills There is also a second external tap and outside lighting. To the back right of the garden is a Cedar clad home office, rubberised roof, fully insulated, heated and Wi-Fi connected, Karndean flooring, French doors and windows overlook the garden and back to the house, Surrounded by composite decking and approached via a Indian sandstone path from the property. The garden enjoys a wide variety of planting with a collection of specimen Acers, Peonies, Camellias, Hydrangeas and climbing roses and Clematis.

**DIRECTIONS**

From Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately two miles, bearing left towards the Hanleys and Three Counties Showground into Hanley Road. Cedar House is on the right hand side after a very short distance.

**what3words**

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**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: C78 Potential: B81

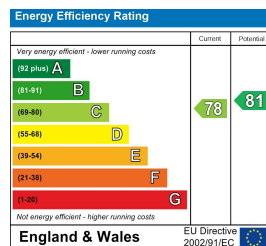
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE**

£950,000



## EPC



## Material Information Report



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