



9, Newtown Road, Malvern, WR14 1PD

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Newtown Road, Malvern, WR14 1PD

A very substantial and individual detached property, situated in a very tucked away but central location for Malvern, within easy reach of the railway station, common, Malvern Hills and other facilities. The property was built by the current owners in 2010 and comprises; porch, reception hallway, large sitting room, open plan kitchen/dining/family room, utility and WC. There is a lower ground floor with a good size cinema room and additional storage. On the first floor are four double bedrooms, master ensuite and a family bathroom, with two further double bedrooms on the second floor. There is a block paved driveway for 4-5 cars and a large timber shed/workshop, a cycle store and an additional store. The property is surrounded by gardens, with a terrace across the rear and a sun deck to the side with a high degree of privacy with mature trees and hedging, opening to Malvern Link Common. Also included benefits such as a ground source heat pump and underfloor heating to the lower ground and ground floor. We highly recommend an early viewing of this spacious detached family home to appreciate its secluded position and very generous and flexible accommodation over four floors.

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 and Birmingham. 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

Recessed porch over front door, with wood store to the side;

RECEPTION HALLWAY 10'0" x 9'7" (3.07m x 2.94m)

Wooden staircase with spindle banister leads to first and lower ground floor, double glazed front door with obscured glass, oak floor, oak doors to:

SITTING ROOM 23'4" x 13'5" (7.12m x 4.10m)

Front and side facing double glazed windows, large double glazed windows and doors open to the rear garden, feature fireplace with oak beam, tiled



hearth and exposed brick recess, oak flooring continues, television and satellite points, two network connection points.

KITCHEN DINING FAMILY ROOM 20'3" x 13'4" plus 13'7" x 11'3" dining area (6.18m x 4.07m plus 4.16m x 3.44m dining area)

Front facing double glazed window, rear facing windows and double doors to garden, Velux roof window, recess fireplace and tiled floors, fitted wooden skater style kitchen with wooden worktops, inset ceramic Belfast sink, space for electric range cooker, space for American style fridge freezer, integrated dishwasher, underfloor heating, sectioned spot lighting, tv, satellite and network connection points.

UTILITY ROOM 12'2" x 6'11" (3.71m x 2.13m)

Rear facing double glazed window, side facing door to garden, range of fitted eye and base level units with a wooden effect worktop, sink and drainer unit, mixer tap, boiler and heating system, space and plumbing for washing machine and tumble dryer, vaulted ceiling, storage cupboard, fitted ceiling pulley clothes airer, ground source heat pump and hot water cylinder, door to:

WC

Side facing obscure double glazed window, low level WC, wash basin, extractor fan.

LOWER GROUND FLOOR

Hallway area, stairs lead with continued wooden banister, two large double storage cupboards, large under stairs cupboard, door to:

CINEMA ROOM 22'8" x 12'4" (6.93m x 3.76m)

Side facing window and door, room with integrated surround sound system and projector (by negotiation), tv, satellite and network connection points.

FIRST FLOOR LANDING

Front facing window, continued wooden spindle banister continues up to the second floor, radiator, doors to:

BEDROOM ONE 12'7" x 10'5" (3.84m x 3.18m)

Rear facing two double glazed windows, two double built-in wardrobes, radiator, television point and network connection points.

EN SUITE

Recess shower enclosure with rainfall shower, low level WC, wash basin, heated towel rail, extractor fan.

BEDROOM TWO 13'4" x 9'8" (4.07m x 2.95m)

Front facing double glazed window, radiator, large double wardrobe, tv and network connection points.

BEDROOM THREE 11'0" x 10'10" (3.36m x 3.31m)

Rear facing double glazed window, radiator, large double wardrobe, tv and network connection points.

BEDROOM FOUR 10'0" x 8'9" (3.07m x 2.68m)

Rear facing double glazed window, radiator, large double wardrobe, tv and network connection points.

BATHROOM 9'9"x 5'7" (2.98mx 1.71m)

Front facing obscure double glazed window, panel bath, low level WC, wash basin, corner shower cubicle, heated towel rail, extractor fan, tiled walls.

SECOND FLOOR LANDING

Galleried landing with wooden spindle banister, recess/roof space storage, rear facing Velux roof window, wooden floor, doors to:

BEDROOM FIVE 13'5" x 14'7" (4.11m x 4.45m)

Rear facing two Velux windows with black out blinds, additional storage space, wood flooring, radiator, tv and network connection points.

BEDROOM SIX/STUDY 13'5" x 12'4" (4.09m x 3.78m)

Rear facing two Velux windows, wooden flooring, radiator, sink, additional roof space storage, tv and network connection points, door to additional storage. Inside cupboard is a patch panel distributing CAT 5 cables to all network connection points throughout the house.

OUTSIDE

Approached via a private driveway off Newtown road and then a block paved driveway into the property, the driveway provided parking for 4-5 cars and slopes towards the house with a flat hardstanding to the side, big enough for two cars or a campervan. There is a large timber shed/workshop with lighting and power to the side of the parking area. There is gated access on either side of the property to the rear garden which wraps around the property, There is a terrace patio seating area across the rear of the house with a side sun deck and a vegetable plot/soft fruit cage to the side. The remainder of the garden is laid to lawn with mature trees, fencing and hedgerow borders. There is a cycle store, additional store and small shed, wood store to the side of the porch, exterior lighting and grey water tap with water collected from underground storage tank, external power points.

DIRECTIONS

From the office of Allan Morris proceed left onto the Worcester Road in the direction of Worcester. At the traffic lights turn left and bear right into Newtown Road. Just past the carpark on the left is a driveway that rises up to the left. Follow this to the end and the entrance to number 9 will be found. For more details for to arrange a viewing, please contact our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

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

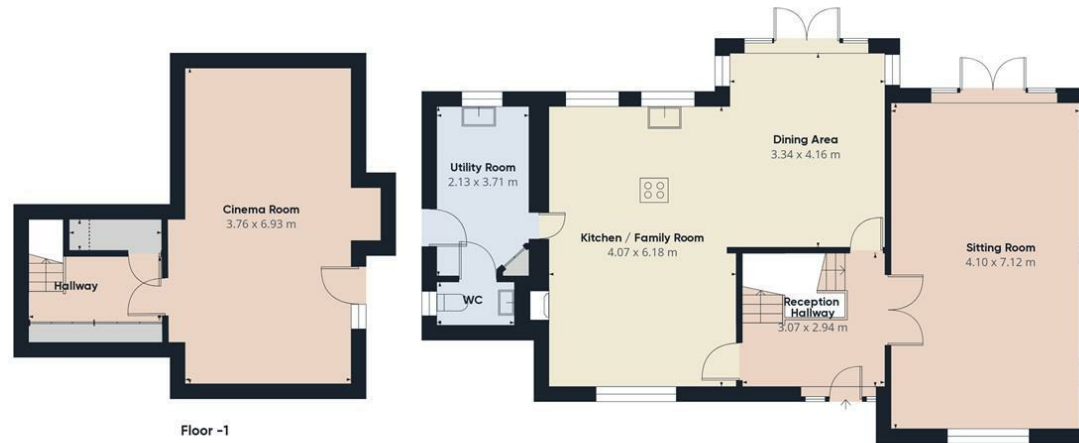
SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: C69 Potential: C75

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

ASKING PRICE - £795,000



Floor -1

Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾237.49 m²

Reduced headroom

12.91 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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