



Allan Morris
estate agents

6, Lodge Drive, Malvern, WR14 4LS

 **MAYFAIR**
OFFICE GROUP

Lodge Drive, Malvern, WR14 4LS

A beautifully presented, detached, four double bedroom family home, in an elevated position backing onto the Malvern Hills with panoramic views over the Severn Valley. Located within walking distance of Great Malvern, Malvern Theatres, Waitrose and train station. The versatile accommodation which extends to over 2000 square feet comprises: entrance porch, hall, dual aspect sitting room, large separate living room, dining room, breakfast room, fitted kitchen, walk in utility/pantry, ground floor bathroom, main bedroom with en-suite, three further double bedrooms, main bathroom. Further benefits include; double glazing, central heating, detached double garage and bloc pave driveway and mature terraced gardens of over half an acre with woodland to the rear which backs onto Malvern Hills Trust land. There are various points in the garden to sit and enjoy the panoramic views.



ENTRANCE PORCH

Accessed via an obscure leaded glass double glazed front door with matching picture window to side, ceiling light point, range of fitted storage cupboards, tiled floor, glazed door to:

ENTRANCE HALL

Ceiling light points, smoke alarm, radiator behind decorative cover, stairs to first floor with understairs storage cupboard, doors to:

LIVING ROOM

Dual aspect with large front facing double glazed bay window overlooking the front garden with views to the Severn Valley, additional side aspect double glazed door leading to side passage, two ceiling light points, coving, picture rail, dado rail, feature stone built fire surround with inset wood burner, two radiators, one behind decorative cover.

FAMILY ROOM

Large front aspect double glazed bay window with space for table and chairs and with panoramic views over the front garden to the Severn Valley and Bredon Hill, ceiling light point, coving, picture rail, dado rail, radiator.

DINING ROOM

Dual aspect with side-facing double glazed window and rear aspect double glazed French doors with matching double glazed picture windows to either side with views over the rear garden, ceiling light point, coving, picture rail, radiator, wood plank flooring.

BREAKFAST ROOM

Twin rear aspect double glazed windows with views of the rear garden, obscure glass double glazed door giving access to the rear garden, two ceiling light points, radiator, tiled floor, door to:

FITTED KITCHEN

Dual aspect with rear and side-facing double glazed windows, ceiling light point, coving, wide range of fitted floor and wall mounted blue kitchen units under a marble effect work surface, inset one and a half bowl sink unit with a mixer tap over, integral induction hob with discreet extractor over, integral double ovens, integral dishwasher and refrigerator, radiator, tiled floor, door to:

UTILITY/PANTRY

Side aspect window, ceiling light point, space and plumbing for washing machine with work surface over space for tumble dryer over, space for tall fridge freezer, wide range of pantry shelving, continued tiled floor from kitchen.

BATHROOM

Rear aspect obscure glass double glazed window, ceiling light point, fully tiled walls and floor, white suite comprising: panel bath with shower over and screen to the side, pedestal wash hand basin with wall lights to either side, WC, radiator, built-in airing cupboard containing lagged copper cylinder and slatted shelving.

LANDING

Ceiling light point, smoke alarm, access to roof space, doors to:

MAIN BEDROOM

Front aspect double glazed window with panoramic views over Severn Valley to Bredon Hill, recessed ceiling downlighters, radiator, two fitted double wardrobes with hanging rails and shelving, large built-in eaves storage cupboard with hanging rails and automatic lighting, radiator, door to:

ENSUITE

Side aspect double glazed velux roof light, range of ceiling down lighters, fully tiled walls and floor, corner shower unit with Triton shower, contemporary square wash hand basin with mixer tap over, wall light and shaver socket above and a range of vanity draws and storage cupboards, hidden cistern push flush WC, heated chrome towel rail.

BEDROOM TWO

Front aspect double glazed sash window with panoramic views over Malvern and the Severn Valley to Bredon Hill, recessed ceiling downlighters, range of fitted wardrobes with hanging rails and shelving, radiator.

BEDROOM THREE

Rear aspect double glazed window with views over the rear garden, recessed ceiling downlighter, range of bespoke fitted wardrobes with hanging rails and shelving, radiator.

BEDROOM FOUR

Dual aspect with side-facing double glazed window and front facing double glazed velux window with built-in blinds, exposed ceiling beams, ceiling light point, bespoke built-in storage cupboards and wardrobes with hanging rail and shelving, radiator.

BATHROOM

Rear aspect obscure glass double glazed window recessed ceiling downlighter, extractor, re-fitted white suite comprising: of p-shaped bath with shower over and screen to side, contemporary wash hand basin with mixer tap over and storage below, wall light above, hidden cistern push flush WC, heated chrome towel rail, fully tiled walls and floor.

GARAGE 15'4" x 17'11" (4.69m x 5.47m)

Brick built detached double garage accessed via remote control electric panel doors, window to side, power and light.

FRONT GARDEN

Accessed via a block paved driveway providing parking for two to three cars, with lawn to the front boundary, brick edge steps lead up from the driveway through a variety of mature flower and shrub beds with a number of paths intertwining between them to the front door and pedestrian access to the rear garden, in front of the property the path continues alongside a level lawn providing space for a table and chairs to sit and enjoy the view over the Seven valley to Bredon Hill and the Cotswold escarpment.

REAR GARDEN

Long private rear garden accessed from either side of the property and the dining room and breakfast room. A path runs across the rear of the house and balustraded steps lead up through mature flower and shrub beds to a first paved patio with space for table and chairs and outside dining and entertaining, with views past the house to the Severn

Valley. Two paved stepped paths lead up through lawns and further flower and shrub beds to further lawn terraces. The first terrace has raised beds and further planting and then steps from here to the final lawn terraces with a timber garden shed and a number of ideal positions to sit and enjoy the views over the top of the house and across the Severn Valley. The remainder of the garden is mature woodland with a path to the far end. The Western boundary of the property backs directly onto the Malvern Hills Trust land, at a path that leads to the Worcestershire Beacon.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed on the Worcester Road in the direction of Link Top Common. Continue for some distance and turn left into North Malvern Road. After a short distance take the first left turning almost back on yourself into Lodge Drive. Number 6 is the third property on the right hand side. To arrange a viewing or with any queries, please call us in 01684 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS - cloud.estate.player

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

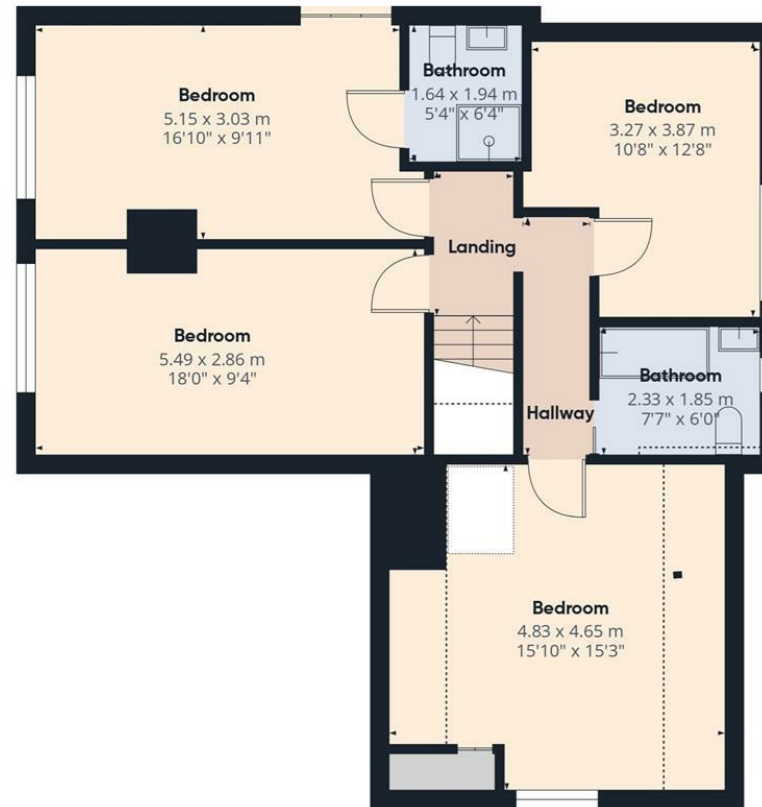
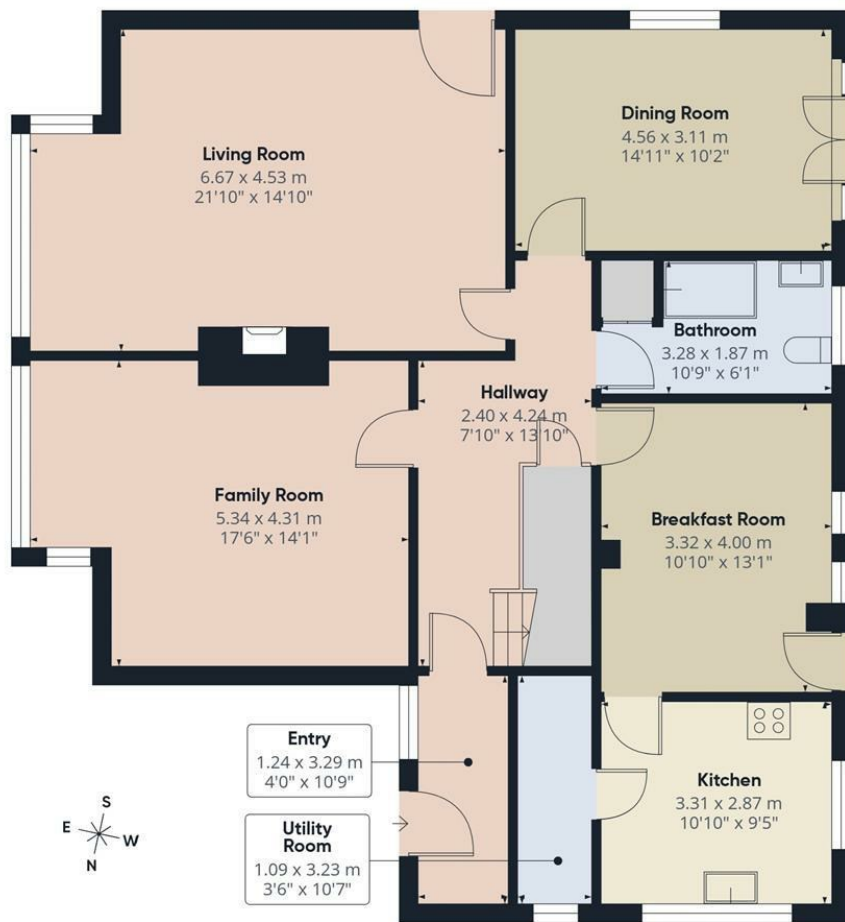
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Central heating is oil fired. 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

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 - £750,000



Approximate total area⁽¹⁾

199 m²
2142 ft²
Exclude garage measurement
Reduced headroom
6.5 m²
70 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	60 D
39-54	E		
21-38	F		
1-20	G		



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