



286 Worcester Road
Malvern | Worcestershire | WR14 1BD

FINE & COUNTRY

286 WORCESTER ROAD

This beautifully presented semi-detached property occupies an outstanding position in the prestigious area of Malvern Link. Well-kept over the years, the residency sits proud near local shopping amenities, the train station, and is in a raised position. The generous room sizes include four bedrooms, a lower ground floor, a spacious outside with garden room, and home office, make this property an ideal family home.

Located within a stone's throw of local schools, nature reserves, walks, and motorway transport links - all amenities are at your fingertips allowing you to live within the beating heart of the district of Malvern.



Ground Floor and Lower Ground Floor

The entrance opens into a quaint hall with cloak room space and leads to the open plan style ground floor with kitchen, dining room, and sitting room. The kitchen to the left is bespoke with modern finishes, a vaulted ceiling, and there are bi-folding doors to the rear overlooking the private garden. A central island with a breakfast bar enhances the space, making it perfect for entertaining, with effortless indoor-outdoor flow for parties and BBQs.

The dining room is just off the kitchen allowing it to be serviced easily, a perfect space to host family dinners and guests – this room has a high ceiling, a real fuel log burner and decorative features. A door leads to a separate utility room and downstairs WC, with an additional exterior door providing side access to the property.

Finally, the ground floor is concluded with a peaceful sitting room, a perfect family space with timber flooring and a beautiful bay window that floods the space with natural light.

A staircase tours you to the lower ground floor, which opens into an inviting double bedroom tucked away quietly from the rest of the property. There is a large hallway leading to the room adding to the already abundant storage found in this property.

- Entrance hall
- Kitchen / breakfast bar
- Utility with WC
- Dining room
- Sitting room
- Lower ground floor / Bedroom three













Seller Insight



We were so thrilled to move into 286 Worcester Road and we haven't been disappointed.

We have found this home to be ideal for our young family, a huge flat garden for lots of play and also for quiet contemplation in the evening. Plenty of outside areas for entertaining, different types of play and a great lawn for sports and our dog. From sunrise to sunset, as long as the sun is out, it is shining in the garden and there is a great view of the Malvern Hills. Inside, we have been able to adapt each room as our baby became a toddler and then a young person.

We love to entertain, and this home is perfect for it - whether it's dinner with friends, Christmas gatherings with family, or birthday celebrations. And with plenty of bedrooms, there's room for everyone to stay, relax and enjoy.

It is in a fantastic location, finding ourselves in Worcester within 10 minutes, on the motorway in under 15 minutes, at the shops within 2 minutes and in the countryside within a 4 minute walk. We have the benefits of being close to our local centre, but also next to fields and tree lined walkways that we have made great use of on our family walks. You can feel the connection to both the town and the countryside.

We have so loved having our little person grow up in Malvern and there has been plenty for us to do, with baby and toddler groups, parks and the leisure centre. And the Malvern Hills are a consistent attraction for us. We are never stuck for things to do.

As we prepare to move on, we do so with fond memories of a home that has brought us so much joy. We hope that whoever steps into this house next will love it just as much as we have. **

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor

Making your way up the staircase from the main entrance is a large, contemporary family bathroom found directly ahead which services the bedrooms. There is a roll-top bath with shower. The first floor comprises of three bedrooms in total, the third could be used as an ideal home office. Two of the bedrooms have built-in wardrobes.

- Main bedroom
- Bedroom two
- Bedroom four / home office
- Family bathroom









Outside

The south-east facing garden catches the sun throughout the day, and the wrap-around hard standing is useful, making an ideal space for further off-road parking, if required. The garden extends into a purpose-built summer house, a generous space fully serviced with electricity and internet, making it an ideal office space for focused work, meetings, or creative projects. It can also serve as a dedicated area for reading, relaxation, or additional storage. Clear views of the beautiful Malvern Hills can be captured from the rear, another accolade to this wonderful family home.

The front of the property has a driveway with suitable parking for three vehicles, and an expansive side access to the rear of the property, leading to the hardstanding area or the rear decking.











LOCATION

To the north and east of Great Malvern, Malvern Link is thought to take its name from where people would have to link extra horses to pull them up to the hills. The M5 motorway is 12 minutes away, with much faster motorway links from recent major works to the Worcester Bypass. You have a choice of two Malvern train stations, or three in Worcester. Worcester Parkway train station outside Worcester has extensive parking, as does Malvern Link – which is within walking distance. Fast train services go direct to London and Birmingham from most stations.

The centre of the Victorian spa town of Malvern is less than five minutes' drive from the property, with Waitrose, Marks and Spencer, Morrisons and major retailers, plus the Malvern Theatre and community hospital. There is an exceptional choice in outstanding schooling both in Malvern (Malvern College, The Downs, The Elms, St James' Girls') and Worcester (Royal Grammar School or King's). The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round.

The Hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages. Within easy driving distance, there are a wide range of well-known and boutique shops and restaurants ensuring everyone's tastes are catered for including the Three Counties showground too. Worcestershire and Herefordshire are both major food producing areas, and the property is within easy distance of farm shops in all directions. Sir Edward Elgar spent much of his life in the area and you can follow a driving route around Elgar country with his final resting place being Saint Wulstans Catholic Parish within walking distance from the property.





Utilities, Services and Property Information

Utilities: Mains electricity, water and drainage. Mains gas central heating.

Services: Access to an EV charging point. CCTV or similar security system in place and in operation. Hive smart system. Ultrafast broadband and 4G and some 5G coverage available in the area.

Parking: Driveway parking for 3 vehicles.

Construction: Standard.

Tenure

Freehold

Local Authority

Malvern Hills

Council Tax Band C

Viewing Arrangements

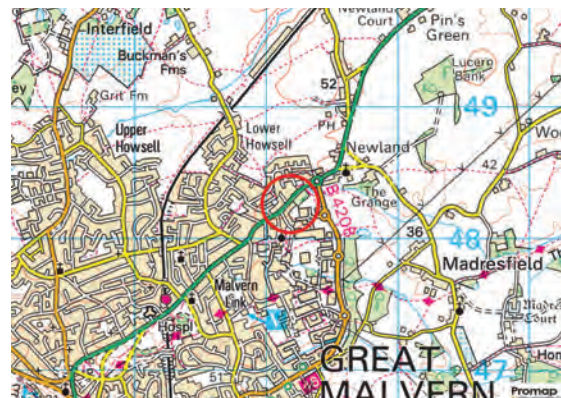
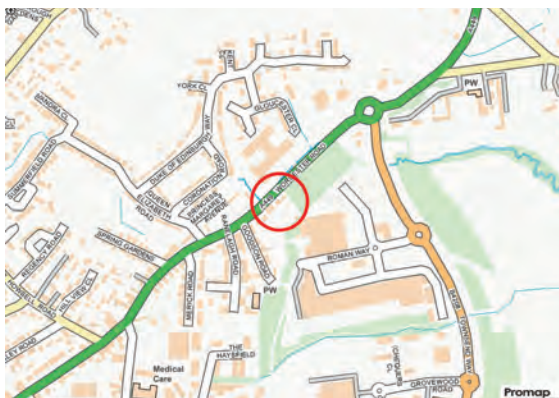
Strictly via the vendors sole agents Fine & Country on 01905 678111. Contact Bert Rogers on 07734 955460.

Website

For more information visit www.fineandcountry.com

Opening Hours

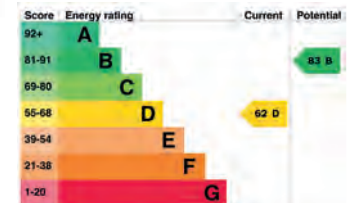
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



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BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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