



17 Baldenhall
Malvern WR14 3RZ

Andrew Grant

17 Baldenhall

Malvern WR14 3RZ

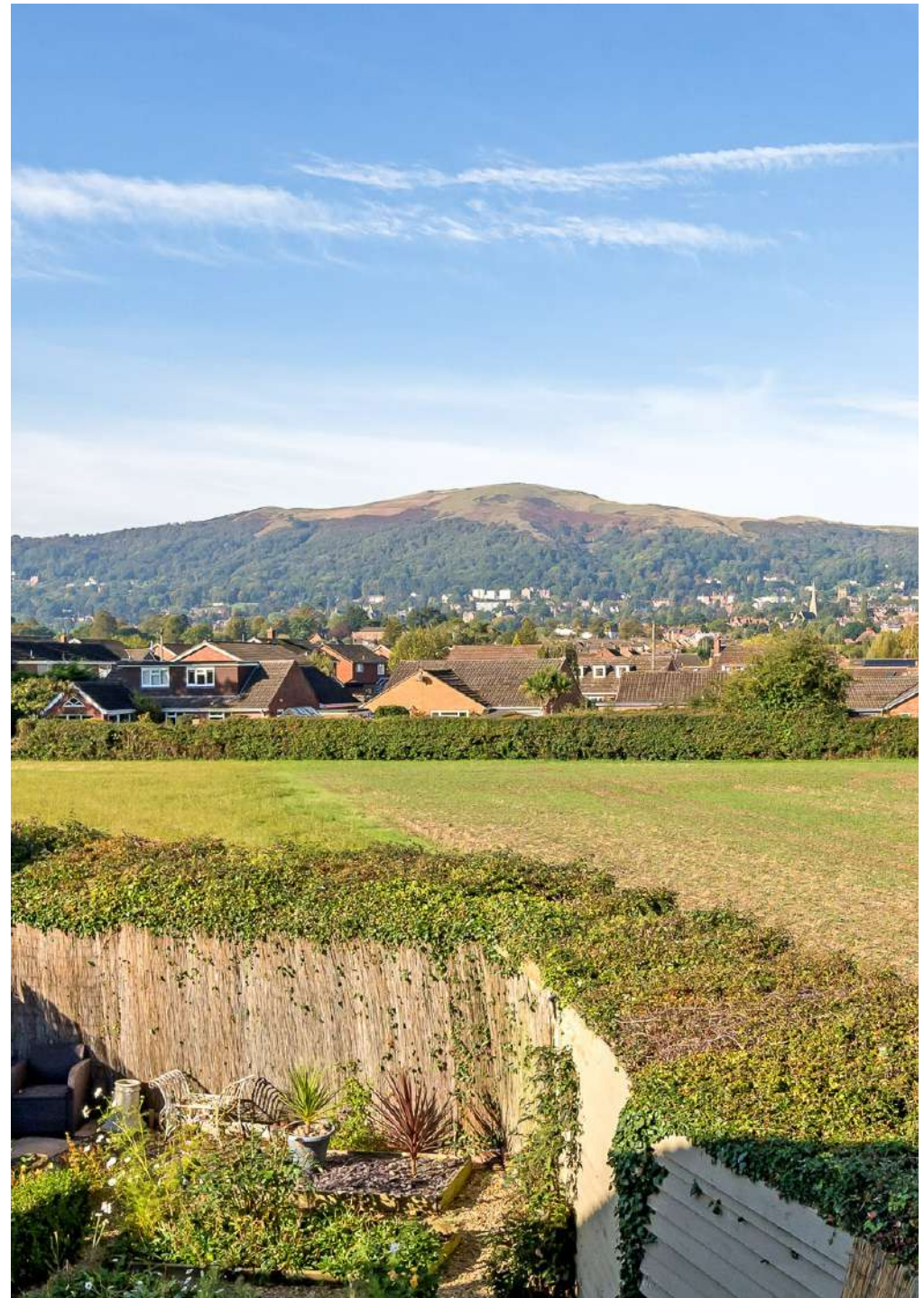
4/5 Bedrooms 2 En suites + 1 Bathroom 2 Reception Rooms

With stunning views of the Malvern Hills, this picturesque light and airy 4/5 bedroom home offers ample living space, perfect for both family life and entertaining. The expansive open-plan kitchen, dining and living area provide a welcoming home, while two separate gardens and off-road parking offer endless possibilities to tailor the property to your needs.

Key features

- A spacious detached home situated in a cul-de-sac, offering spectacular views of the Malvern Hills.
- An open-plan kitchen, dining and living area, perfect for entertaining and family gatherings.
- The property offers four spacious bedrooms, two with en suites and the potential to become a five-bedroom home.
- A large patio and garden areas, ideal for outdoor relaxation and activities.
- A driveway offering ample off-road parking.
- Located at the edge of the village of Barnards Green, surrounded by rolling commons and stunning country-side, yet conveniently close to local amenities and transport links all in walking distance.
- Short commute to Worcester, Cheltenham, Gloucester or Birmingham.

1865 sq ft (173.2 sq m)





The kitchen diner

The open-plan kitchen is a welcoming space, thoughtfully designed with matching wall and base cabinets with generous wooden-block countertops. It features a wall-mounted oven, electric hob with extractor fan, sink and fridge-freezers. A large window frames beautiful countryside, enhancing the warm and inviting atmosphere, ideal for both cooking and entertaining. The kitchen also benefits from a spacious and practical pantry for additional storage.





The reception room

Adjacent to the kitchen is a generously sized reception room, offering versatile use as a dining room, lounge or playroom, ideal for families and entertaining. The room features a coal-effect gas fire with a marble hearth and mantle, adding a touch of elegance. Large sliding doors open directly onto the patio and rear garden, offering stunning views and creating a seamless indoor-outdoor living experience, perfect for alfresco dining and entertaining.



The living room

This bright and spacious living room, located at the rear of the property, offers uninterrupted views of the Malvern Hills. French windows open onto the adjoining patio, enhancing the open-plan flow of the ground floor and seamlessly connecting indoor and outdoor spaces. A wood-burning stove adds a cosy touch, perfect for relaxing on cooler evenings.





The Office/Gym/Music/Fifth bedroom

Set apart from the main living area, this versatile room is currently used as a home office but could easily serve as a gym, music room or fifth bedroom. Bright and airy, the space opens directly onto the patio and rear garden, offering stunning views of the Malvern Hills and surrounding countryside.



The utility

The spacious utility area is ideal for household tasks, featuring a washing machine, tumble dryer, ample cabinetry and countertop space. It provides direct access to the outdoors and the adjoining hobby room. With a separate cloakroom, this versatile space could easily be converted into a self-contained annexe. Vaulted ceilings with a skylight enhance its brightness, making it both functional and inviting.



Bedroom one

Bedroom one is a generously sized room that comfortably accommodates a king-size bed and boasts a window offering panoramic views of the Malvern Hills at the rear of the property. The ensuite bathroom includes a shower, washbasin and WC. Built-in sliding wardrobes enhance both the space and functionality, making this an elegant and practical main bedroom.



Bedroom two

Bedroom two is another double bedroom and features a large window that showcases the fantastic views, filling the space with natural light. Custom-built mirrored sliding wardrobes add both style and functionality, optimising the room's storage while enhancing its overall appeal.



Bedroom three

Bedroom three overlooks the front garden and surrounding countryside, creating a cosy and inviting atmosphere. The room features sliding wardrobes, offering ample storage, and provides a warm, welcoming space ideal for a family setting.



Bedroom four

This bright and inviting room, enhanced by triple-aspect windows, offers stunning views of the surrounding landscape. A Velux skylight set within the vaulted ceiling further amplifies the sense of space and floods the room with natural light. The bedroom also features a well-appointed ensuite bathroom, complete with a walk-in shower, WC and washbasin, providing both privacy and convenience.



The bathroom

The family bathroom is a well-appointed space, featuring two large mirrors that enhance its brightness and sense of space. It includes a built-in bath, WC, washbasin and integrated cupboard space, combining practicality with comfort.



The front garden

The front garden is a versatile, fully enclosed outdoor space featuring charming paved and gravel seating areas, perfect for relaxing or entertaining. A well-maintained lawn is beautifully complemented by soft-planted flower beds, climbing roses and various fruit trees. The garden also includes a spacious summerhouse, workshop/shed and a convenient potting shed, providing ample storage for gardening tools and outdoor essentials.





The rear garden

The rear garden is a delightful and private space, with a west-facing patio that extends from the living room, dining room and office, perfect for enjoying alfresco dining in the evening sun. Fully enclosed, the garden features gravel pathways, raised flower beds and a charming pond, offering both privacy and character. Beyond the garden lies open farmland, providing uninterrupted views of the picturesque Malvern Hills, enhancing the tranquil atmosphere.



Location

17 Baldenhall is located in the heart of the stunning Malvern Hills, renowned for its scenic walking trails and breathtaking countryside views. This prime location offers abundant opportunities for outdoor activities, making it ideal for nature lovers and families alike.

The nearby area of Barnards Green provides a vibrant community atmosphere, with a variety of local shops, cafés, and essential services. Just a short distance away, the charming town of Malvern offers a broader range of amenities, including the open green spaces of Malvern Common and the renowned Malvern Theatres, which regularly hosts plays, concerts, and cultural events.

For education, nearby primary schools include Great Malvern Primary School and Madresfield C of E Primary School to name a few. For secondary education, The Chase School and Malvern College are both excellent options. Additionally, there are prestigious schools in nearby Worcester, such as RGS Worcester and King's School, offering further choices for families.

Malvern also benefits from excellent transport links, with regular train services to Worcester, Birmingham, and London Paddington, as well as convenient access to the M5 motorway.

Services

The property is serviced by mains gas, electricity, water, and drainage. Additionally, the boiler and water tank were replaced just two years ago, ensuring efficient and up-to-date utilities.

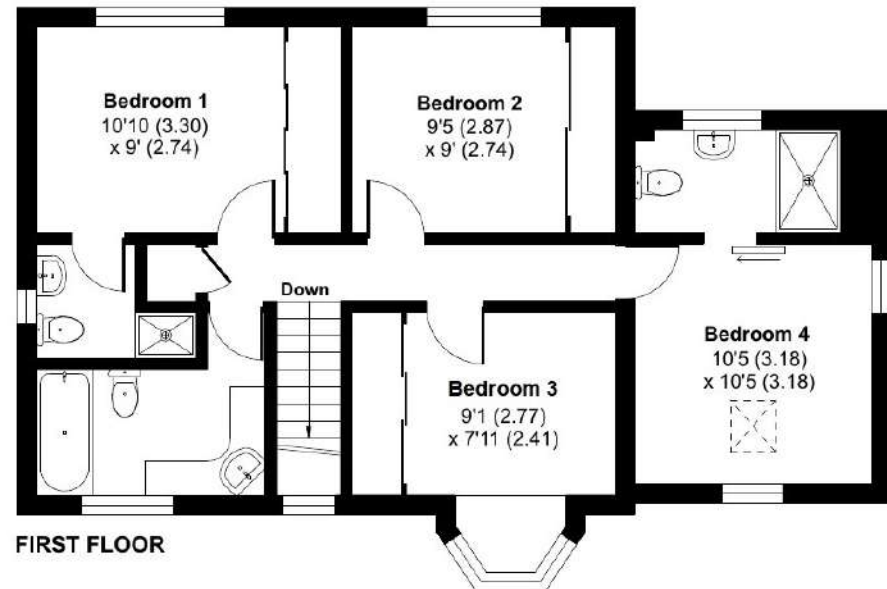
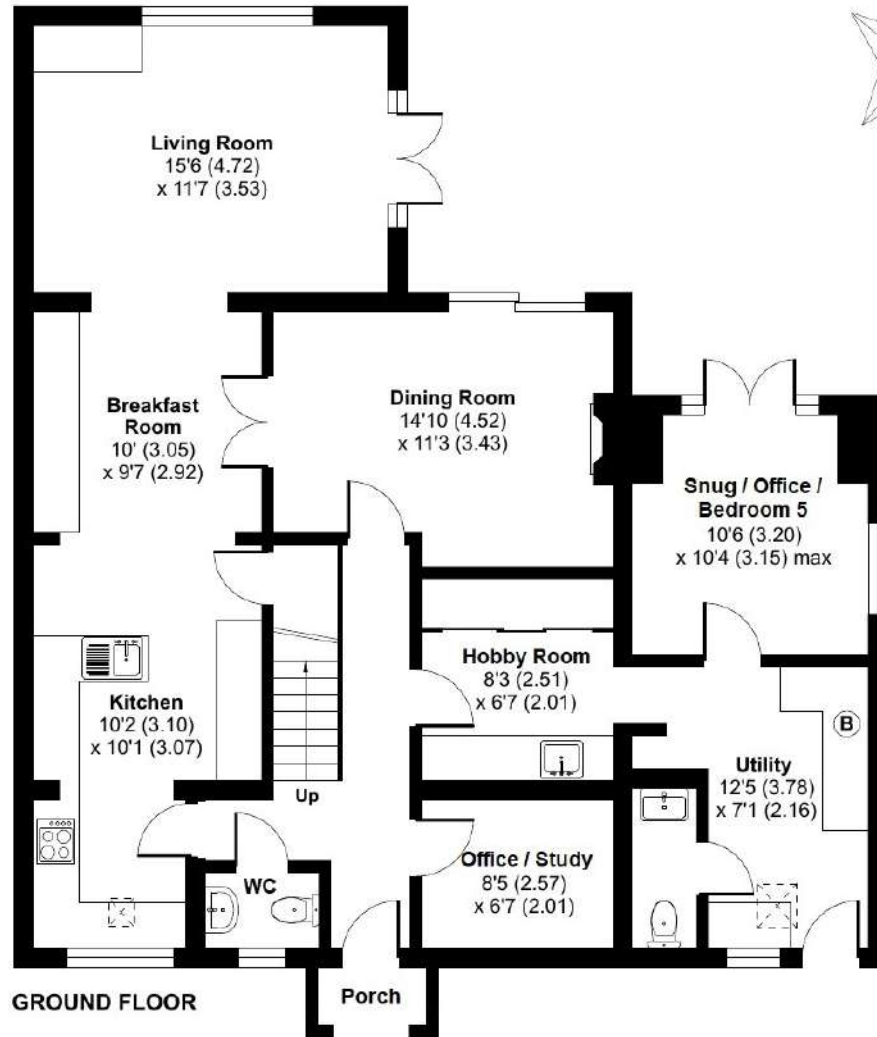
Council Tax - Band C



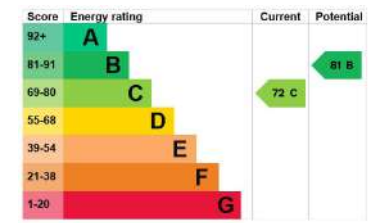
Baldenhall, Malvern, WR14

Approximate Area = 1865 sq ft / 173.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1194729

Illustration for identification purposed only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com