



40 Somers Park Avenue
Malvern, WR14 1SD

Andrew Grant

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5 Bedrooms 2 Bathroom 2 Reception Room

A perfect blend of Victorian elegance and carefully considered renovation.

- Beautifully extended Victorian detached home with period features, including an oak-framed porch, and a traditional log-burner.
- Spacious open plan kitchen dining family room with extensive natural light, enhanced by large windows, Velux skylights and French doors.
- Five well-proportioned bedrooms, including a luxurious principal suite.
- South-facing landscaped rear garden with views of the Malvern Hills, and ample off-road parking for several vehicles at the rear.

This beautifully extended Victorian property has been meticulously renovated to provide a modern, stylish living space while retaining its period charm. Featuring a spacious ground floor with open-plan living areas, three well-proportioned bedrooms and a family bathroom on the first floor, with the second floor housing a luxurious principal bedroom with en suite, alongside a bright additional bedroom. A beautiful south-facing rear garden complements the property, while off-road parking at the rear, accessed via a shared driveway, provides convenience for multiple vehicles. Additionally, a power supply has been installed in readiness for a car charging point, enhancing the appeal for those with electric vehicles.

1401 sq ft (130.1 sq m)





The reception room

The reception room exudes period charm with a bay window, bespoke bookcases and an oak mantelpiece. The space is further enhanced by elegant oak flooring, adding warmth and character. High ceilings enhance the spacious feel.





The family room

A cosy space with a newly installed log-burner, oak mantelpiece and granite hearth. Ideal for relaxing, this room benefits from oak flooring and modern column-style radiators.





Open-plan kitchen and dining area

The heart of the home, this stunning open-plan kitchen dining room is bathed in natural light from Velux skylights and French doors that open to the garden. This space is ideal for entertaining and everyday living. Integrated appliances include a Beko dishwasher, along with a Stoves extractor fan, with additional cupboard space. A Worcester Bosch combi boiler completes the space, offering efficient heating and hot water.





The cloakroom

This charming cloakroom includes a ceramic sink with a granite alcove, vanity storage and a low-level WC. Finished with Victorian-style porcelain tiled flooring and a column-style radiator.



The hallway

The spacious hallway sets the tone for this exceptional home, featuring bespoke panelling, Victorian-style porcelain floor tiles and an elegant staircase with a runner-style carpet. Doors lead to the reception room, open-plan lounge/diner, kitchen and cloakroom, with additional storage under the stairs.



The principal bedroom

The principal bedroom, located on the second floor, provides a luxurious space, complete with fitted carpets, chrome electrical sockets and TV point, windows overlooking the rear garden and Malvern Hills.





The principal en suite

The accompanying en suite is exquisitely finished with double washbasins set into granite counter-tops, a spacious walk-in shower with hexagonal tiling and bespoke storage solutions.





Bedroom two

This bright and versatile bedroom, located on the second floor, benefits from two Velux skylights that flood the space with natural light and chrome electrical sockets. The room features soft neutral carpeting and a crisp white finish, creating a tranquil and cosy atmosphere. Built-in eaves storage maximises functionality without compromising the generous floor area, making this space perfect as a guest room, children's bedroom or private study.





Bedroom three

Overlooking the rear garden, on the first floor, this double bedroom is tastefully finished with fitted carpet, a radiator and chrome electrical sockets and TV point.





Bedroom four

A spacious room on the first floor with two windows, this front-facing bedroom is well-lit and features a radiator, fitted carpet and chrome electrical sockets and TV point.



Bedroom five

Ideal as a single bedroom or home office, this room includes a rear-facing window, fitted carpet, and chrome electrical sockets and TV point, located on the first floor.



Family bathroom

A beautifully designed bathroom on the first floor, with a rainfall shower over a panelled bath, telephone-style shower attachment on the mixer tap, a traditional Waverly sink, a low-level WC and a white ladder-style towel radiator. The walls feature metro-style tiling to splash-backs, complemented by Victorian-style porcelain floor tiling. An obscure-glazed window adds privacy while maintaining natural light.



Rear garden

The south-facing rear garden is a highlight of this property, offering stunning views of the Malvern Hills and a generous lawn area, ideal for family activities or relaxation. Beautifully landscaped, it features a charming rockery, an apple tree and new oak planters. An Indian sandstone patio provides an ideal space for outdoor dining, while side access on both sides of the property enhances convenience. Additional features include an outside tap, power and security lighting.

Location

Situated in the sought-after area of Malvern, this property enjoys a prime location with excellent access to local amenities, including independent shops, supermarkets and a range of dining options. Families will appreciate the proximity to highly regarded educational facilities, such as The Chase School and Malvern Parish Primary School. For commuters, Malvern Link Station, just 0.5 miles away, offers direct rail connections to Worcester, Birmingham and London, while the nearby A449 and M5 motorway provide excellent road connectivity. The area is also well-served by the Malvern Theatres, Malvern Splash Leisure Complex and scenic walking trails in the stunning Malvern Hills, a designated Area of Outstanding Natural Beauty. This exceptional setting offers the perfect balance of convenience and tranquillity.

Services

Services are TBC

Council Tax

The Council Tax banding for this property is **Band D**



Somers Park Avenue, Malvern, WR14

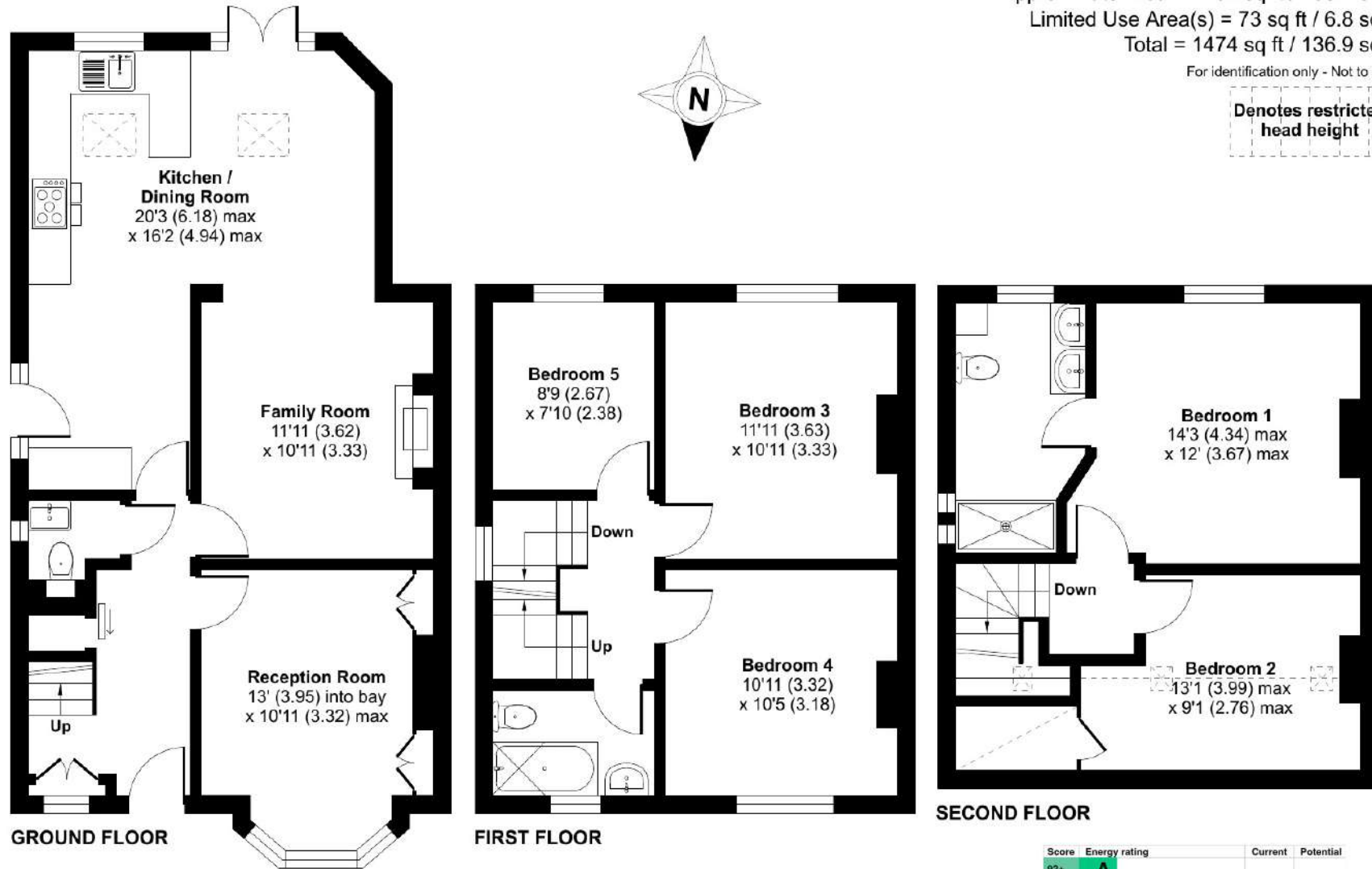
Approximate Area = 1401 sq ft / 130.1 sq m

Limited Use Area(s) = 73 sq ft / 6.8 sq m

Total = 1474 sq ft / 136.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Andrew Grant. REF: 1225753

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.



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