



**Rosanagh**

Malvern, WR14 4LD

**Andrew Grant**



# Rosanagh

Upper Welland Road, Malvern, WR14 4LD

**3 Bedrooms   2 Bathrooms   2 Reception Rooms   1.28 Acres**

A practical and newly refurbished three bedroom bungalow with outstanding countryside views, generous living areas, underfloor heating throughout the home and surrounding land in a peaceful location near the Malvern Hills.

- This property has no chain.
- Well appointed three bedroom bungalow offering a generous amount of internal space.
- Bright living areas including a living room with dual aspect windows looking onto the vast garden.
- Dining room that opens directly to a generous garden with rural views.
- Ample off road parking on a private drive with convenient utility access.
- Situated on Upper Welland Road with easy access to Malvern and surrounding villages.
- A perfect home for those seeking peaceful, single level living in the countryside.

**1787 sq ft (166.1 sq m)**







## The living room

The living room features dual aspect windows and access to the garden. It provides an excellent space for relaxation and entertaining with peaceful views and ample natural light throughout the day. For colder evenings, the living room also has a log burner to warm the room and create a cosy atmosphere. There are double doors leading from the living room into the hallway, giving you the ability to open up the space further.







## The kitchen

This open plan kitchen and dining space forms the heart of the home, featuring modern fitted units, generous worktop space, built in dishwasher and integrated cooking appliances. It comfortably accommodates family life and entertaining. A door leads into the dining room, and a further door offers convenient access to the utility.







## The utility

The utility room is accessed via the kitchen and rear garden, offering excellent functionality with worktops, a sink and appliance space. A WC is also located within this area, making it ideal for use after time spent outdoors or gardening.



## The dining room

A wonderfully light and airy room, the dining room enjoys direct access to the rear garden. Ideal for entertaining or relaxing, this space links naturally to both the kitchen and the wider living areas.







## Bedroom one

Bedroom one offers comfortable accommodation and is situated beside the main bathroom. The bathroom features a full-sized bath with overhead shower, WC and wash basin, serving both Bedroom one and guests.

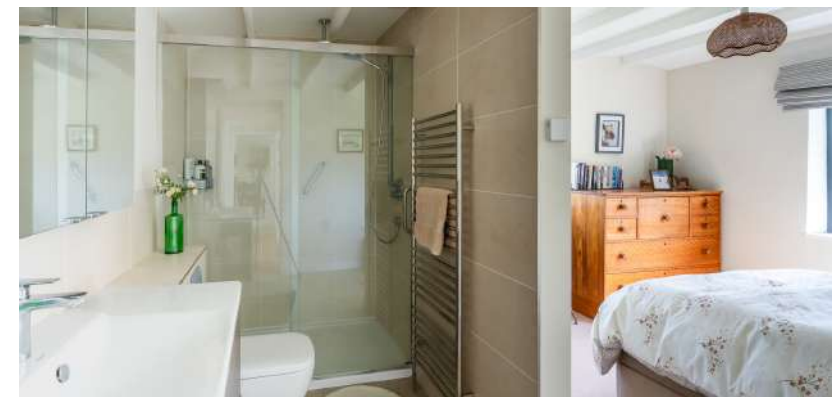






## Bedroom two

Positioned at the rear of the home, bedroom two is a generous double with views over the garden and fields beyond. Adjoining the bedroom is the en suite shower room, complete with modern fittings including a walk-in enclosure, vanity basin and WC.







## Bedroom three

Bedroom three is a light-filled double room with views over the garden. Its location makes it ideal for use as a guest bedroom, home office or hobby room.





## The garden

The rear garden is a standout feature, offering an expansive lawn and uninterrupted countryside views. Accessible from both the living and dining rooms, it provides the perfect outdoor setting for relaxing, entertaining or family time. Fenced boundaries and mature hedges ensure privacy and seclusion. The land also houses a shed and stables which could be used as an annex, a garage or workshop.





## Location

Rosanagh enjoys a peaceful position in Upper Welland, a charming village set at the foot of the Malvern Hills. Surrounded by beautiful open countryside, the area is ideal for walking, cycling and enjoying the outdoors.

Despite the rural feel, the property benefits from excellent connections. Great Malvern, with its wide range of shops, restaurants and cultural attractions, is just a short drive away.

The nearby railway stations at Malvern Link and Great Malvern offer direct services to Worcester, Birmingham and London Paddington. For families, there are well-regarded local schools and nurseries in the surrounding area. The property is also well placed for access to the M5 and M50, connecting you easily to the wider West Midlands and South West regions.

## Services

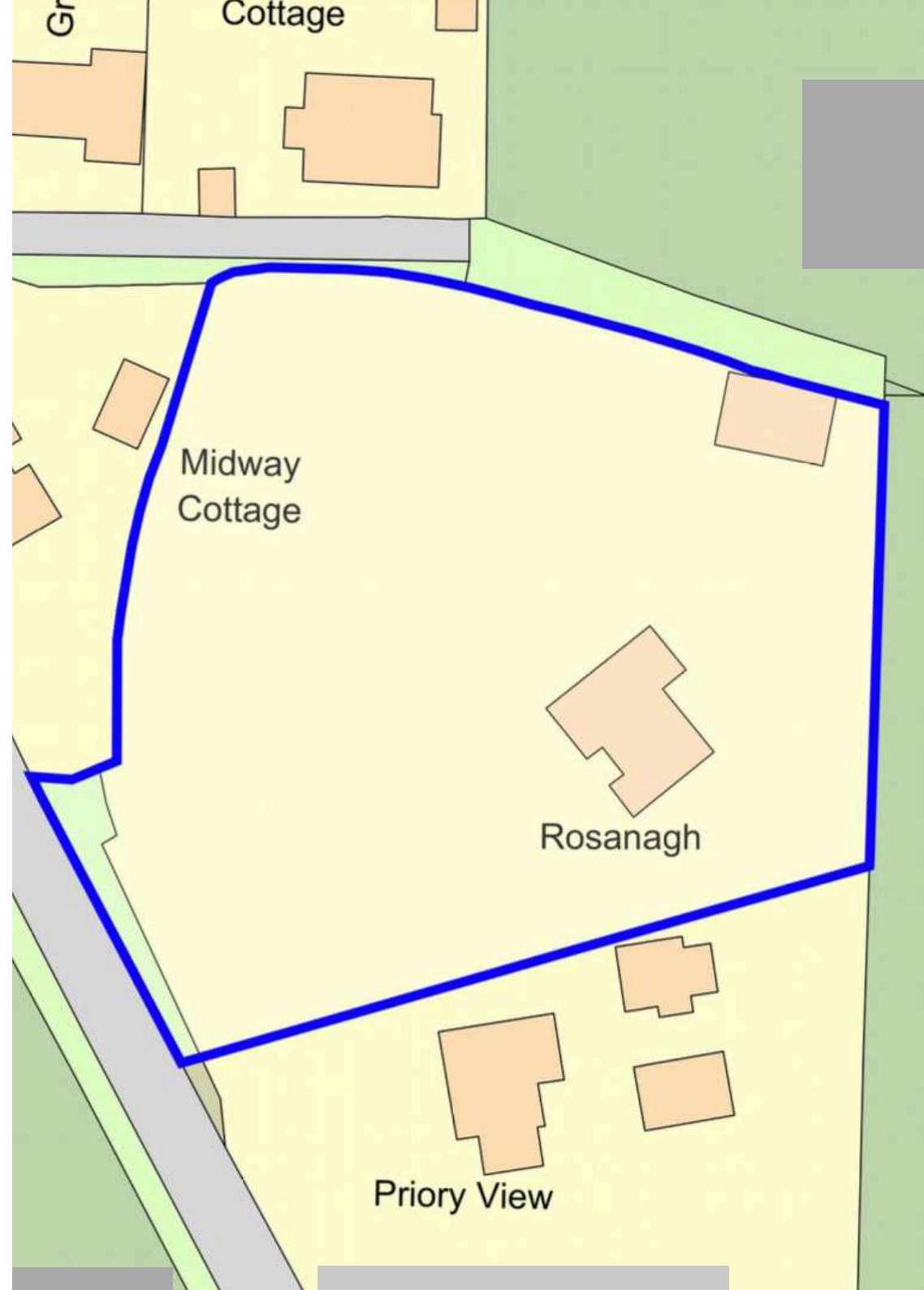
This property is serviced by an oil tank, mains water, electric and sewage. The property also benefits from oil boiler underfloor heating and hot water as well as broadband and a private water well.

## Council Tax

This property is council tax **band F**

## Planning

Lapsed planning for a garage block and office space above, obtained by the previous owner.







Total Area: 166.1 m<sup>2</sup> ... 1787 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)





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