



**15 Victoria Park Road**

Malvern, WR14 2JY

**Andrew Grant**



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**4 Bedrooms   2 Bathrooms   3 Reception Rooms**

A generously sized and beautifully maintained family home with flexible living, ample parking and a mature garden, all set in a highly desirable location.

- Detached four-bedroom home with a spacious hallway, generous living areas and a versatile layout arranged over two well-planned floors.
- Spacious living areas, dedicated study and two bathrooms including en suite.
- Private rear garden with lawn, patio and timber garden room.
- Off-road parking at the front of the property.
- Convenient location close to amenities, schools and transport links.

This well-maintained detached home offers spacious and versatile living across two floors, ideal for family life or those seeking extra room to work or entertain. A welcoming entrance hall leads to multiple reception areas, including a generous living room opening into a bright conservatory, a formal dining room and a well-equipped kitchen diner that comfortably supports everyday use and casual dining. A convenient cloakroom and separate study further enhance the practicality of the ground floor.

Upstairs are four bedrooms, all well-proportioned. The main bedroom includes an en suite shower room, while the second bedroom benefits from an en suite WC. A smartly presented family bathroom completes the first floor. The rear garden offers a manageable mix of patio and lawn, with mature planting and a timber garden room. Off-road parking is available at the front of the property.

**1766 sq ft (164.1 sq m)**







## The kitchen

The kitchen is a generously sized and practical space, ideal for daily family life and entertaining. Fitted with extensive cabinetry and plentiful worktop space, it features integrated cooking appliances, provision for freestanding white goods and a dedicated area for dining. A large window and glazed door provide natural light and views to the outside.







## The living room

The living room is a generous and inviting space situated at the rear of the property, offering a pleasant outlook onto the garden via glazed double doors that open into the conservatory. Its well-proportioned layout provides flexibility for various seating arrangements and allows for easy movement throughout. Positioned for both everyday use and hosting, it offers a calm setting for relaxation. The connection to the conservatory creates a natural extension of the space, making it ideal for both quiet evenings and social occasions.







## The conservatory

Positioned at the rear of the property, the conservatory provides an additional reception space with views over the mature garden. Accessed via double doors from the living room, it creates a light-filled retreat ideal for relaxing or enjoying the outdoor aspect year-round. Full-height glazing and a pitched glass roof maximise daylight, while doors open directly onto the patio for easy indoor-outdoor living. This is an ideal space for reading, entertaining or enjoying the garden whatever the season.





## The dining room

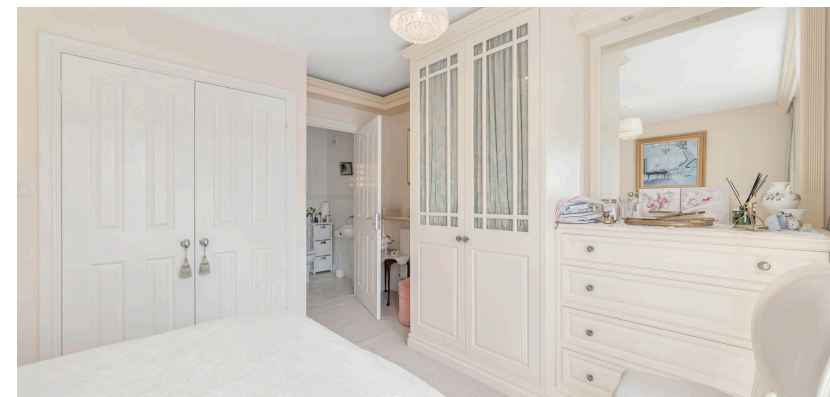
Positioned at the rear of the home, the dining room provides a practical space for both everyday meals and entertaining. Double doors open directly to the garden, encouraging natural light and easy access to outdoor dining. Well placed between the kitchen and living areas, it supports a flexible layout and comfortable use.





## The primary bedroom

The principal bedroom spans the full width of the property and benefits from Juliet balcony opening onto a Juliet balcony, drawing in natural light and offering a pleasant front-facing outlook. This well-proportioned room includes built-in storage and direct access to a private en suite, creating a self-contained and practical retreat. With generous floor space and a calm atmosphere, it is ideally suited as a main bedroom.







## The primary en suite

The primary en suite is fitted with a corner shower and modern suite, offering a practical layout and clean, neutral finish. A side-facing obscured window allows for natural light while maintaining privacy. Located directly off the principal bedroom, it provides private convenience away from the main family bathroom, adding comfort for everyday use.





## The second bedroom

Positioned at the rear of the property, bedroom two offers generous proportions and a peaceful garden outlook. Its layout accommodates a double bed with space for additional furniture, making it ideal for guests or family members. A built-in wardrobe adds practicality, while the window allows for ample natural light throughout the day. This is a versatile and comfortable room suited to a range of needs. It has the convenience of a toilet and WC.







## The third bedroom

Bedroom three is a well-sized double located at the rear of the property, offering a bright and comfortable setting. A large window draws in natural light and provides a pleasant outlook over the surrounding area. The layout easily accommodates a double bed and storage, making it a practical option for guests, older children or as a further family bedroom.





## The fourth bedroom

Bedroom four is positioned at the front of the home and benefits from a bright outlook over the garden. This room is ideally suited for use as a child's room, home office or guest space. Its layout allows for flexible use, accommodating a single bed or desk with additional storage. A well-placed window draws in natural light, making it a practical and welcoming environment.





## The bathroom

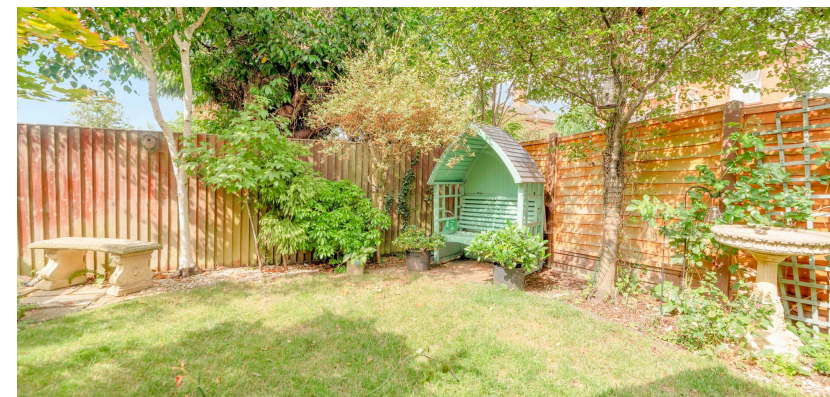
The main bathroom features a modern white suite including a P-shaped bath with shower over, WC and wash hand basin set within a practical vanity unit. Finished with tiled walls and patterned flooring, the space is both functional and well-presented. A frosted window provides privacy while allowing natural light to brighten the room. Ideal for everyday family use, the layout offers convenience and comfort.





## Rear garden

Tucked behind the home, the rear garden offers a private retreat with a choice of paved and lawned areas to enjoy throughout the seasons. Well-established planting brings year-round greenery, while mature trees provide shade and interest. A timber outbuilding adds excellent storage or hobby potential and sits beside planting beds. The paved terrace links the conservatory and rear of the house, creating a practical and inviting space for outdoor relaxation.





## Location

Victoria Park Road is a desirable residential address in the heart of Malvern, perfectly positioned for enjoying both the town's amenities and the natural beauty of the Malvern Hills, an Area of Outstanding Natural Beauty. The location offers a peaceful setting with easy access to local shops, cafes, restaurants, and the popular Malvern Theatres, as well as leisure facilities like Malvern Splash.

Families are well catered for, with excellent local schools including Somers Park Primary and The Chase, plus renowned independent options such as Malvern St James and Malvern College.

Transport links are strong, with nearby Great Malvern and Malvern Link stations offering direct rail services to Worcester, Birmingham, Hereford and London. Road links via the A449 and M5 make commuting straightforward, and regular bus routes connect the wider area.

With green space at Victoria Park, nearby tennis courts, and the hills just moments away, Victoria Park Road offers a rare balance of countryside charm and urban convenience.

## Services

Services are TBC.

## Council Tax

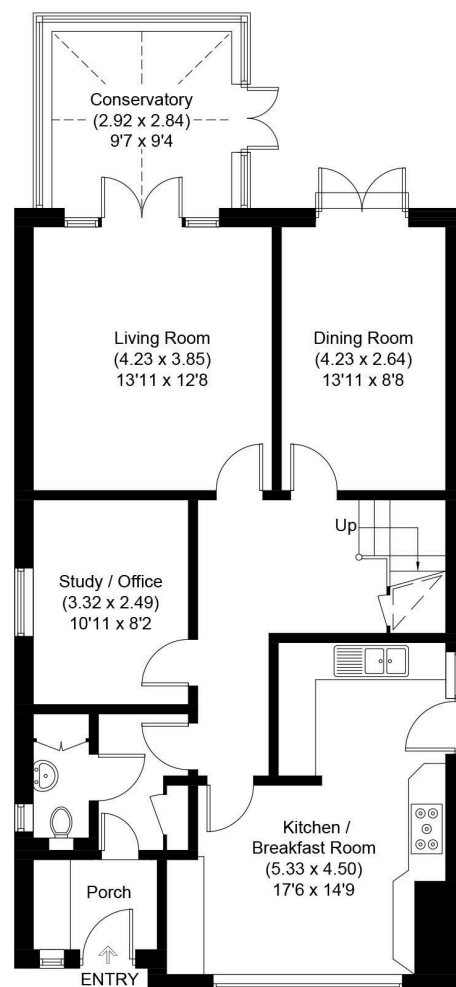
The Council Tax for this property is Band E.



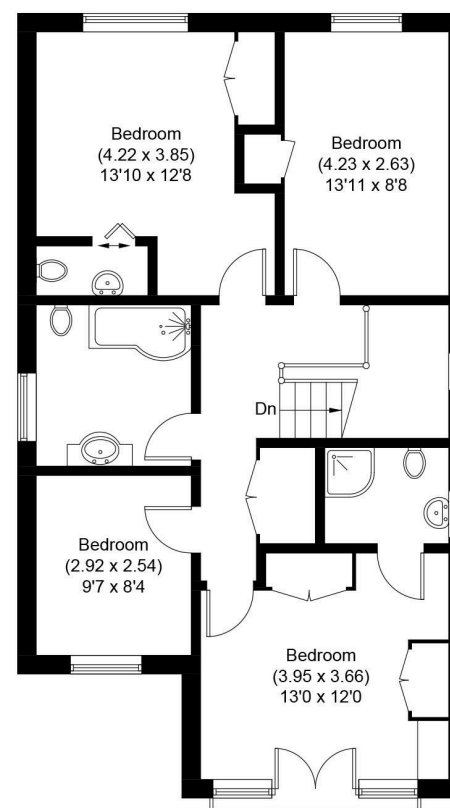


# Victoria Park Road

Approximate Gross Internal Area  
Ground Floor = 89.1 sq m / 959 sq ft  
First Floor = 75 sq m / 807 sq ft  
Total = 164.1 sq m / 1766 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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





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