



Westbury, Hornyold Road

Malvern | | WR14 1QH



## Westbury, Hornyold Road, Malvern, WR14 1QH

- Situated within a prestigious area of Malvern, this extraordinary detached Victorian house offers 3,401 square feet of exquisite living space.
- Meticulously improved by its current owners, seamlessly blending Victorian charm with modern comfort for a lifestyle of refinement.
- Timeless allure of Victorian architecture: parquet floors, high ceilings, exposed wooden floorboards, ornate moldings, decorative cornices.
- Six bedrooms including a master bedroom with en-suite bathroom, ensuring ample space for family and guests, complemented by a stylish family bathroom.
- A stunning sitting room with a large bay window bathing the space in natural light.
- Two additional reception rooms, including a dining room with an open fireplace as the focal point, and a separate family room/playroom.
- Traditional style kitchen featuring an Aga stove, contemporary design fitted wall and base units, and granite worktops, complemented by an adjacent boot room and laundry room.
- Versatile cellar offering ample storage for wine collections.
- Spacious garage for secure vehicle and outdoor equipment storage, with convenient access freeing up driveway space for guests, alongside an adjacent home-office.
- Mature gardens spanning a quarter of an acre approximately.
- Large patio area perfect for entertaining.

Situated within this prestigious area of Malvern, stands an extraordinary detached Victorian house offering 3,401 square feet of exquisite living space. Timeless appeal and meticulously improved by its current owners, this fabulous home seamlessly blends Victorian charm with modern comfort, promising an unparalleled lifestyle of refinement. The timeless allure of Victorian architecture, parquet floor, high ceilings throughout, exposed wooden floorboards, ornate moldings, decorative cornices, and traditional features, each detail conveying a bygone era. From the moment you step through the door, you'll be captivated by this stunning house.

Six bedrooms, offering ample space for family and guests. The master bedroom boasts an en-suite bathroom, Five additional bedrooms ensure ample space for family and guests, and a stylish family bathroom provides convenience.





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A stunning sitting room with a large bay window that bathes the space in natural light, as sunlight floods through, creating an inviting retreat. Sit by the log-burning stove and soak in the warmth of this wonderful room. Two further reception rooms which include a dining room with the open fireplace being the focal point, and a separate family room/playroom, both having elegant decor and gracious proportions, offering versatile spaces for formal gatherings, hosting guests or enjoying family time, these elegant rooms provide the perfect backdrop for every occasion.

Traditional style kitchen with built in appliances; complete with an Aga stove, fitted wall and base units in a contemporary colour and design, and contrasting light colour granite worktops. Adjacent boot room and laundry room ensure seamless functionality and organisation for the modern lifestyle.

Descend to the cellar - this versatile space offers ample storage for your wine collection, providing the perfect environment to preserve and showcase your favourite vintages. Whether you're a wine connoisseur or simply enjoy the occasional bottle.

Spacious garage, offering secure storage for your vehicles and outdoor equipment. With its convenient access, the garage provides a practical solution for protecting your vehicles from the elements while also freeing up space on the driveway for guests. The adjacent office provides the perfect environment to escape the distractions of everyday and immerse yourself in your work.

Mature gardens spanning approximately a quarter of an acre with formal lawns, framed by mature trees and hedging, spring and summer flower beds and evergreen shrubs provide colour throughout the year. A large patio area provides a perfect space for entertaining, and an established kitchen garden is readily available for the cook of the house. An extraordinary family residence situated in a prestigious location.

Great Malvern, with its wonderful Malvern Hills adjoining the properties, is the main focal point for the district and retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition, there is a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers. The county town and cathedral city of Worcester, lying on the banks of The River Severn, is some 8 miles northeast providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University. The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the





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M40 and London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol. Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway Station, situated to the east of Worcester, increases the capacity to London as well as reducing the journey time. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst at Worcester there is the King's Schools and Royal Grammar Schools

Mains Water and Drainage

Mains Gas

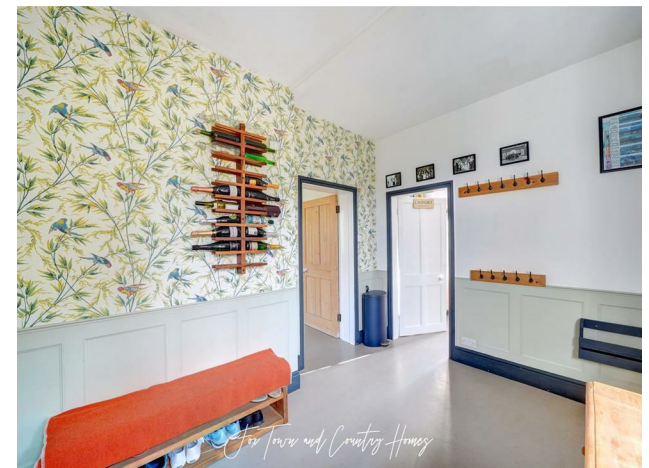
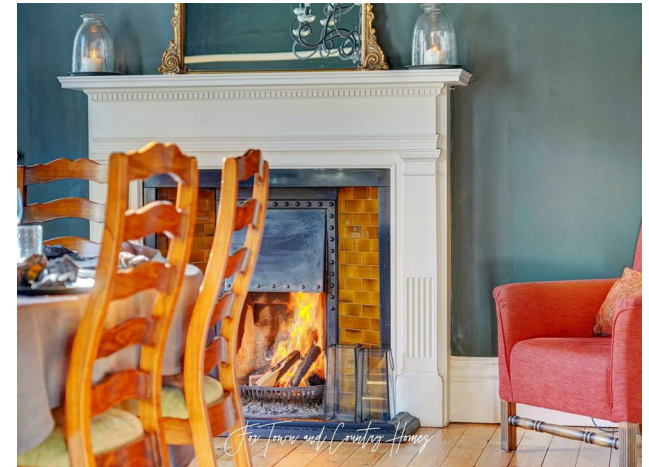
Mains Electricity

Tax Band F

Agents Note - There is an insurance and management in place for the Japanese Knotweed

Administrative deposit:

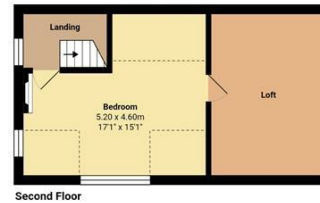
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





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Total Approx Area: 316.0 m<sup>2</sup> ... 3401 ft<sup>2</sup> (excluding loft)

All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		44	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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