



Pickersleigh Road

Malvern |

Pickersleigh Road, Malvern,

- 4 Bedroom Detached Property with a modern/cottage feel
- Open plan kitchen/living room with multi fuel burner
- Downstairs bedroom/office
- Master bedroom with en-suite
- Newly renovated family bathroom
- Direct access to beautifully landscaped garden
- Highly versatile outbuilding/barn ideal for home gym, art studio, work space
- Off road parking for up to 3 plus vehicles
- Highly desirable location of Barnards Green, Malvern

The attractive exterior of this 4 bedroom detached contemporary property built in 2017 benefits from a gravelled driveway with off street parking for up to 3 vehicles. The front door boasts a porch and stain glassed detailing and leads you in to a hallway with clever under stair built in storage.

The open plan main living space blends contemporary living seamlessly. The kitchen/diner boasts country cottage style cabinetry in abundance and a socialble breakfast bar with stool seating allowing the cook of the house company whilst food prepping. The oak wooden work surface gives warmth to the space and adds to the homely feel. Integrated appliances offer modern convenience.

The seating area is centred around a focal multi fuel burner for cosy evenings at home. A bespoke built multi media area housing television and shelving gives the space order and character in equal measure. The deep window recess is a perfect space for ornaments and photographs giving this home character and charm. A contemporary radiator cover adds interest to the space whilst shutters add privacy and practicality along with asthetically pleasing qualities all at the same time.

The 8 seater banquette dining area allows family to enjoy mealtimes together. The bench seating cleverly houses additional hidden storage and is a perfect space for guests and family members to come together.



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The downstairs WC is located off the hallway and has been thoughtfully and tastefully decorated. Panelling and patterned wallpaper give character and charm to the most bijoux room in the house making no space devoid of attention to detail and consideration.

The versatile downstairs office makes an ideal space for working from home with gorgeous views to the rear garden. Built in storage occupies one wall making the room practical while the dedicated coat storage needs have been cleverly catered to. A single guest bed makes the space multi functional to suit a families needs and requirements. This room can be easily adapted to suit busy modern work/life schedules.

The staircase leading upstairs is light and bright with a central landing providing access to the family bathroom. This haven of peace and tranquility benefits from under floor heating, Full size bath with shower. Basin & WC . Fully tiled walls in a herringbone pattern add gorgeous interest. Again shutters allow privacy. A pristine and stunning family bathroom to relax and unwind in.

The master bedroom has a feature panelled wall with ample space for a kingsize bed. Dressing table area and cavernous built in wardrobes. The en-suite houses a shower, basin & WC. Continuing the theme shutters give the privacy.

The 2nd bedroom is another good sized double with rear facing views to the garden. Space for double wardrobes and bedside tables also

The 3rd and final upstairs bedroom also benefits from rear facing outlook over the garden. Currently a nursery there is ample room for a 3/4 bed. Built in cabinetry provides shelving and wardrobe space

Outside the impeccably designed and well executed landscaped garden has been zoned to allow seating areas to follow the sun throughout the day. Patio and decked areas with highly effective planting to screen the garden from neighbours and slated panelled features make it a joyful space to relax and unwind. Fabulous outside entertainment is catered to with a BBQ area and spacious seating space under cover meaning the garden can be enjoyed even in unpredictable weather conditions. Zinc planters and potted greenery a plenty add to the modern cottage feel. A truly enchanting garden to spend many happy hours pottering

A huge outbuilding gives an added edge to this already stunning home. Highly versatile and unique for a property of this age the barn is ripe for a home gym, art studio or even annex potential (subject to planning permission). Currently utilised for storage it also benefits from a kitchenette/WC





Located in the bustling shopping precinct of Barnards Green the area offers a range of independent shops, as well as restaurants, eateries, take aways, public houses, churches and community facilities. The property is walking distance to The Chase which is the larger of Malvern's two secondary schools, located a few hundred yards away from the village centre in Geraldine Road, and two primary schools are located in the immediate area.

Great Malvern, with its wonderful Malvern Hills, 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 and University.

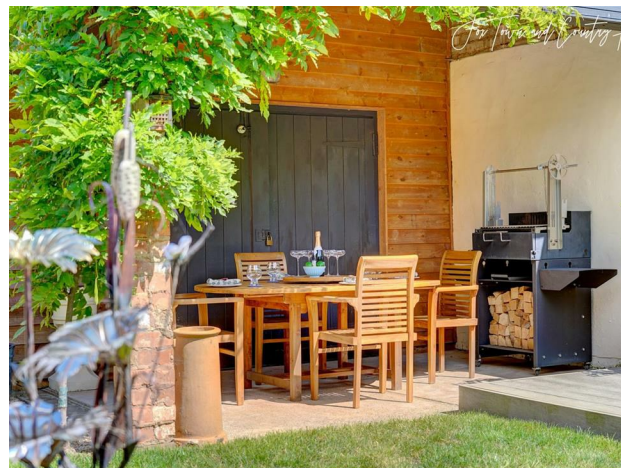
The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol. Whilst Malvern 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
- Mains Drainage
- Gas Central Heating
- Mains Electricity
- Tax Band D

Administrative deposit:

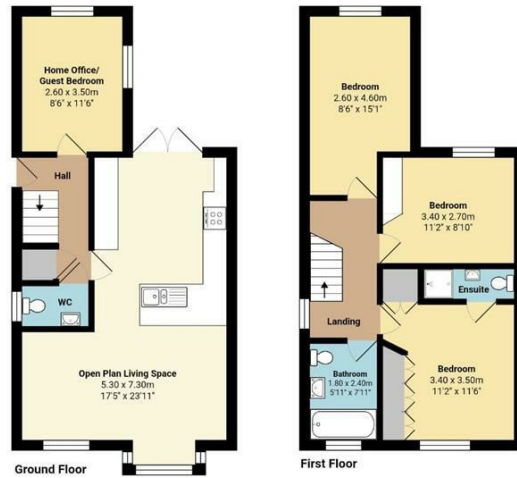
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full 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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Bell House, 417a, Pickersleigh Road, Malvern, WR14 2QJ



Total Approx Area: 137.0 m² ... 1475 ft²
 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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