

Fox Town and Country Homes



West Malvern Road

Malvern |

FOX 
TOWN &
COUNTRY
HOMES

West Malvern Road, Malvern,

- Stunning Victorian Residence - Exquisite gem in the heart of West Malvern - Approximately 2,500 sqft of accommodation
- Direct access to the Malvern Hills for walking
- Spacious Living - Six generously-sized bedrooms, five of which are doubles, including en-suite bathroom for ultimate comfort. and a separate family bathroom.
- Elegant Receptions - Two spacious rooms—magnificent sitting room and impressive dining room for entertaining.
- Inviting snug for cosy evenings;
- Dedicated home office/study
- Expansive kitchen-breakfast room with modern units and appliances; convenient adjacent utility/laundry room and cloakroom
- Breathtaking Views - Panoramic views over the Worcestershire and Herefordshire countryside, enhancing your daily life.
- Ample Parking - Secure double open garage with additional storage space for practicality sitting alongside a spacious driveway which will accommodate many vehicles
- Gardens - Beautifully maintained gardens with flower beds, evergreens, pond, fountain and sizeable decking accommodating garden furniture.
- Exceptional Location - Peaceful environment in West Malvern, close to local amenities, schools, and transport links

Discover the elegance of this stunning Victorian residence, an exquisite gem situated in the heart of West Malvern. This impressive detached home seamlessly blends classic architectural beauty with modern amenities, making it the perfect home for families





Six bedrooms, five of which are generously sized, providing ample space for family or guests. Each room is designed with comfort in mind, featuring high ceilings and large windows that create a bright and airy atmosphere. Enjoy the luxury of two well-appointed bathrooms, each with modern fixtures and stylish finishes.

The grand sitting room and equally impressive dining room are perfect for entertaining or having cosy family evenings. Both rooms are flooded with natural light, thanks to the expansive bay windows that frame stunning views of the surrounding Worcestershire and Herefordshire landscape.

The kitchen-breakfast room is the heart of the home, this charming kitchen breakfast room is ideal for casual dining and family gatherings. Adjacent to the kitchen is a convenient utility/laundry room, making daily chores easy.

Experience breathtaking panoramic views over the beautiful Worcestershire and Herefordshire countryside. Enjoy the changing seasons from the comfort of your home, with a backdrop that is truly captivating. The property benefits from a double open garage and lockable storage space. In addition to the open garage is a large driveway which will accommodate multiple vehicles and outdoor equipment.

Situated in a lovely location with Immediate access to the Malvern Hills for beautiful country walks, easy access to local amenities, schools, and hill walking the perfect blend of community living and countryside, all while being just a short drive from the vibrant city life of Worcester.



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Malvern, with its wonderful Malvern Hills adjoining the property, 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, 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 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

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**

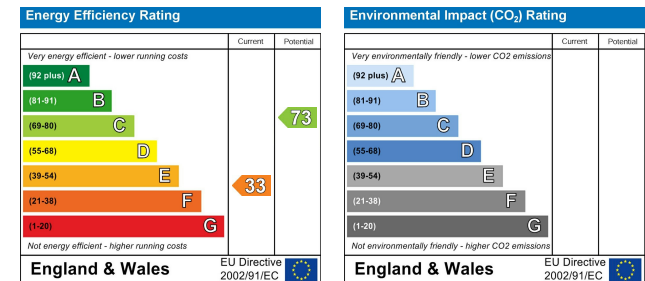


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Total Approx Area: 231.0 m² ... 2486 ft² (excluding eaves storage)
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative 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.



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