

*Fox Town and Country Homes*



St. Peters Close

Malvern Wells |



## St. Peters Close, Malvern Wells,

- CHAIN FREE! - CONSERVATION AREA
- Exclusive cul-de-sac setting in sought-after Malvern Wells
- Generous accommodation of approximately 2,700 sq.ft.
- Private driveway and double garage for multiple vehicles
- Wonderful views of the surrounding Malvern hills
- Spacious and light-filled entrance hallway
- Sitting room with elegant open fireplace
- Versatile reception room opening to the kitchen
- Laundry room
- Separate study/home office
- Well-equipped bespoke kitchen breakfast room with modern appliances
- Double doors leading to the private landscaped garden
- Five tastefully decorated double bedrooms
- Stylish and well-appointed bathrooms
- Intelligent storage throughout the property
- Rear garden enclosed by high hedging and mature trees
- Spring and summer flower beds and sunny patio area
- Personal gate for direct access to scenic walks
- Meticulously improved upon by current owners

Welcome to this beautifully designed residence situated in an exclusive cul-de-sac setting in one of the most sought-after areas in Malvern Wells. This wonderful detached home offers generous accommodation of approximately 2,700 sq.ft. With a range of striking features that will exceed your expectations. The character of the house comes from its construction of reclaimed vintage bricks (demolished wartime hospital which now forms part of the St Wulstan's Nature reserve, just a 4 minute walk from the house)

As you approach the property, you'll be greeted by a private driveway that can accommodate several vehicles, in addition to the double garage. The driveway provides a sense of exclusivity and convenience for you and your guests.



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Another of the standout features of this residence is the breathtaking views of the hills that surround the area. Imagine waking up to the sight of the hills and the changing of the seasons.

Upon entering the residence, you'll be welcomed by a spacious and light-filled entrance hallway, providing direct access to all the reception rooms. The sitting room is designed to accommodate large furniture and features an elegant open fireplace, creating a cosy and inviting atmosphere.

Adjacent to the sitting room, you'll find a versatile reception room that opens through to the kitchen. This room can be used as a formal dining area or a second sitting room, offering flexibility and adaptability to suit your lifestyle.

The bespoke, well-equipped kitchen breakfast room has been thoughtfully designed with sleek lines and modern appliances, adding a contemporary touch to the home. Double doors lead from the kitchen to the private landscaped garden, seamlessly blending indoor and outdoor living spaces.

This residence offers five double bedrooms, including a master bedroom suite, all tastefully decorated to create a calm and comfortable ambiance. The remaining bedrooms are serviced by a stylish and well-appointed bathroom.

Storage has been intelligently incorporated throughout the property, ensuring that every inch of space is optimised for your convenience.

The rear garden is private and enclosed by high hedging and mature trees. Spring and summer flower beds and a sunny patio area, it provides the perfect setting for outdoor entertaining.

Additionally, a personal gate gives you direct access to scenic walks, allowing you to fully immerse yourself in your surroundings.

This striking property has been meticulously improved upon by the current owners, showcasing their dedication to enhancing every aspect of the residence.





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 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

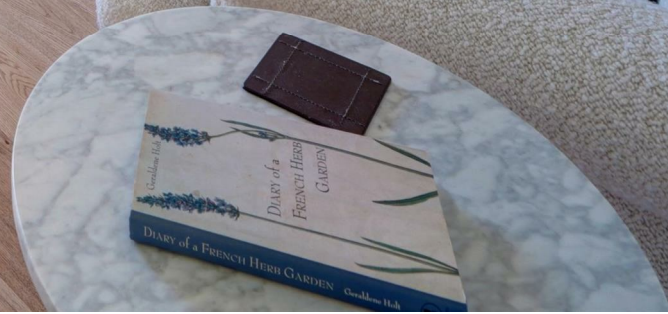
Mains Electricity

Tax Band G

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**

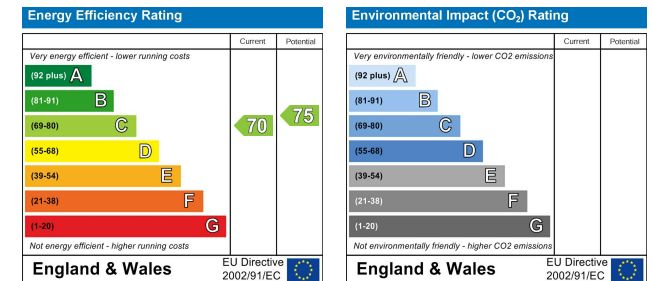




4, St Peters Close, Malvern, WR14 4JS



Total Approx Area: 247.0 m<sup>2</sup> ... 2659 ft<sup>2</sup>  
 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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