



Yates Hay Road

Malvern |

## Yates Hay Road, Malvern,

\*Detached residence, ideally situated in a desirable location in Malvern. Offering over 1,800 sqft of versatile living space, this property is designed to cater to your lifestyle needs.

\*Spacious and Versatile Accommodation

\*The master bedroom features a private en-suite bathroom, while the two remaining bedrooms are serviced by a family bathroom.

\*The spacious living room is bathed in natural light, creating an inviting atmosphere. Double doors lead seamlessly to the dining room, which has sliding patio doors that open directly to the beautiful garden, enhancing the indoor-outdoor flow.

\*The well-equipped kitchen breakfast room has a modern design with wooden wall and base units complemented by contrasting worktops.

\*A practical utility room adds convenience and extra storage, ensuring your living areas remain clutter-free.

\*Conservatory - Accessed through the dining room, features double doors that open to the garden,

\*Each reception room communicates. The open layout is perfect for entertaining.

\*The detached double garage features an internal staircase leading to two loft spaces, offering additional storage or potential for conversion based on your needs.

\* A separate storage room next to the garage provides even more space for all your belongings.

\*The large gardens surrounding the property are well-maintained; spring and summer flower beds as well as evergreens that provide color throughout the year.

A paved driveway allows parking for several cars in addition to the double garage.



*Fox Town and Country Homes*



Situated in a desirable location in Malvern. Offering over 1,800 sqft of versatile living space, this property is designed to cater to your lifestyle needs, both now and in the future.

The master bedroom features a private en-suite bathroom and built in wardrobes. While the two remaining bedrooms are serviced by a family bathroom. Each bedroom offers ample space, ensuring comfort for family and guests.

The spacious living room is bathed in natural light, creating an inviting atmosphere. Double doors lead seamlessly to the dining room, which has sliding patio doors that open directly to the private and beautiful garden, enhancing the indoor-outdoor flow.

Modern Kitchen Breakfast Room - The well-equipped kitchen breakfast room has a modern design with wooden wall and base units complemented by contrasting worktops. This space is perfect for casual dining and entertaining. A practical utility room adds convenience and extra storage, ensuring your living areas remain clutter-free.

Accessed through the dining room, the conservatory features double doors that open to the garden, providing a quiet area to enjoy your morning coffee or unwind with a good book. With each reception room communicating, this property is perfect for hosting gatherings with family and friends - the open layout is perfect for entertaining.

The detached double garage features an internal staircase leading to two loft spaces, offering additional storage or potential for conversion based on your needs – subject to any planning requirements. A separate storage room next to the garage provides even more space for all your belongings. The large gardens surrounding the property are well-maintained, spring and summer flower beds as well as evergreens that provide colour throughout the year. A paved driveway allows parking for several cars in addition to the garage, ensuring convenience for you and your guests.

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 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 E

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**



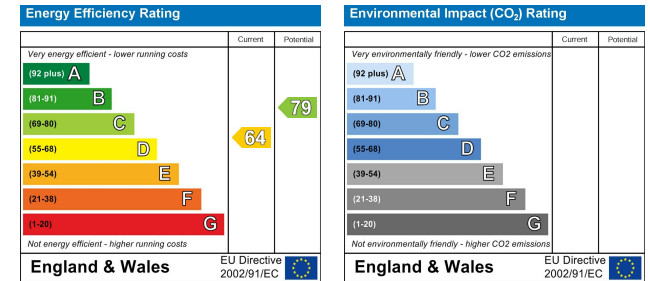
*Fox Town and Country Homes*



19, Yates Hay Road, Malvern, WR14 1LH



Total Approx Area: 172.0 m<sup>2</sup> ... 1851 ft<sup>2</sup> (excluding conservatory)  
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.



Tel: 01684 210950 or 01905 947640  
contact@foxtownandcountryhomes.co.uk  
39, Worcester Road, Malvern, Worcestershire, WR14 4RB  
www.foxtownandcountryhomes.co.uk

