



Cradley

Malvern | Worcestershire

Cradley, Malvern, Worcestershire

- An Exquisite, Detached Residence with 3,229 sqft of accommodation.
- Breathtaking, uninterrupted views of the Malvern Hills that change with the seasons.
- Unique and meticulously designed home blending elegance with functionality.
- Spacious living accommodations flowing effortlessly throughout the first floor.
- Open-plan design maximizing the stunning views of The Malverns
- Solid flooring with underfloor heating across ground and first floors for year-round comfort.
- Kitchen-Dining Area,. High-end appliances integrated into a sleek and sophisticated design.
- Perfect space for hosting dinner parties or enjoying family meals.
- Features glass balustrades, bi-fold doors, and exquisite lighting for an elevated ambiance.
- Sun terrace offering stunning views of the Malverns and surrounding fields.
- Modern glass balustrade for an ideal entertaining year-round.
- Five generous double bedrooms, including two en-suites for added privacy.
- Striking family bathroom providing a luxurious escape.
- Enclosed garden as a blank canvas, customisable with help from the property's architect.
- Dedicated home office accessed through its own external door.
- Ample parking for approximately five vehicles.
- Located in a private courtyard with only five individual properties.
- Available chain-free for a smooth transition.
- Opportunity to own a unique property – The Brook.

The heart of this exquisite home is undoubtedly the open-plan living area, where the stunning kitchen/family room meets breathtaking views. Floor-to-ceiling glass doors effortlessly slide back, inviting the stunning views of The Malvern Hills into the living space, creating a seamless connection between indoor and outdoor. The expansive terrace is surrounded by glass balustrades not only enhancing the visual pleasure, but also ensure safety without obstructing the panoramic scenery, allowing natural light to flood the room. Every detail of this thoughtfully designed house has been meticulously crafted to elevate your daily living experience, ensuring that the majestic Malvern Hills remain a stunning backdrop to everyday spent in this fabulous home.



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Spacious living accommodation, that flow effortlessly throughout the first floor. The open-plan design maximises the stunning vistas, creating a versatile space perfect for both relaxation and entertainment. Solid flooring across the ground and first floors, complemented by underfloor heating, ensures comfort and warmth throughout the year.

An exceptional kitchen-dining-family area, featuring high-end appliances seamlessly integrated into a sleek and sophisticated design. Whether you are hosting a dinner party with friends, or enjoying a family meal, this space does impress. Exquisite fitted lighting elevates the ambiance throughout the property, making this fabulous home a place you will want to be all day long.

Through bi-fold doors, step out onto the sun terrace, where you can soak in the stunning views of the Malverns and surrounding fields. With a modern glass balustrade, this terrace is ideal for entertaining year-round, providing a picturesque backdrop.

The Brook has five generous double bedrooms, two of which are en-suite, that provide privacy and comfort. The striking family bathroom offers a luxurious escape for all. The enclosed garden is a blank canvas, allowing you to personalise your outdoor space with the help of the architect who designed the property, ensuring your garden reflects your vision.

For those who work from home, the private home office is approached through its own external door, a quiet and dedicated room to focus on your tasks. With ample parking for approximately four cars on the driveway. Brook House is one of only four individual properties situated within a private courtyard, offering an exclusive living experience that is truly unlike any other. This remarkable residence is Chain Free and ready to for you to move in.

Situated within the sought after village of Cradley, which has many events taking place within the village. Cradley has a Doctors surgery, village shop, Serviceman's Club, church and local primary school. Further and more extensive facilities are available in the nearby town of Great Malvern or the city of Worcester which has various supermarkets and independent shops, restaurants and sporting facilities. Great Malvern, with its wonderful Malvern Hills adjoining the properties, is the main focal point for the district and retains its



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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 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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The Brook, Mirrorbrook, Stoney Cross, Cradley, WR13 5JB



Total Approx Area: 300.0 m² ... 3229 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			(92 plus) A		
(81-91) B			(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	86	91	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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