



Hornyold Avenue

Malvern |

FOX  TOWN & COUNTRY HOMES



## Hornyold Avenue, Malvern,

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A Fine Victorian House in one of Malvern's Most Sought-After Avenues

- Stunning Victorian semi-detached house in an enviable location
- Detached-tandem garage and off-road parking
- Period features throughout
- Grandeur of high ceilings and large windows
- Bright and inviting atmosphere with wooden floors and fireplace
- Elegant sitting room for relaxation and entertaining
- Versatile second sitting room or dining room
- Traditional style kitchen breakfast room
- Year-round enjoyment in the garden room
- Meticulously maintained gardens
- Vibrant flower beds and variety of mature trees
- Convenient access to Malvern center and amenities
- Four spacious bedrooms for family and guests
- Two well-designed bathrooms for convenience and comfort
- Utility room and ground floor wc.

Welcome to this stunning Victorian house situated in one of Malvern's most desirable residential avenues. Boasting an enviable location and charming period features, this traditional home offers a glimpse into a bygone era while providing all the comforts of modern living. Step inside and be greeted by the grandeur of high ceilings and large windows that allow natural light to flood in, creating a bright and inviting atmosphere. The wooden floors and fireplace add a touch of warmth and character, evoking a sense of nostalgia







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The lovely sitting room exudes elegance providing the perfect space for relaxation and entertaining. Double doors open through to a versatile second sitting room or dining room, currently used as a work-from-home area. This flexible space offers endless possibilities to suit your lifestyle.

Four spacious bedrooms that offer ample space for family and guests. Two well-designed bathrooms provide convenience and comfort for the whole family.

The kitchen breakfast room combines traditional charm with contemporary convenience. Well-equipped throughout, it offers ample storage and space for a keen cook. Whether you're enjoying a quick breakfast or preparing a family meal, this lovely kitchen will not disappoint. Adjacent to the kitchen is the garden room that can be enjoyed all year round. For convenience there is a ground floor wc.

With their meticulous maintenance and thoughtful design, the gardens of this property are a true testament to the pride and care taken by the owners. They offer a private oasis where you can escape the hustle and bustle of everyday life. vibrant spring and summer flower beds, and a variety of mature trees and evergreens that provide a burst of colour throughout the year. It's the perfect setting for outdoor gatherings and gardening enthusiasts. There is a detached-tandem garage and off-road parking.

Mains Water  
Mains Gas  
Mains Drainage  
Mains Electricity  
Tax Band C







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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

#### 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**



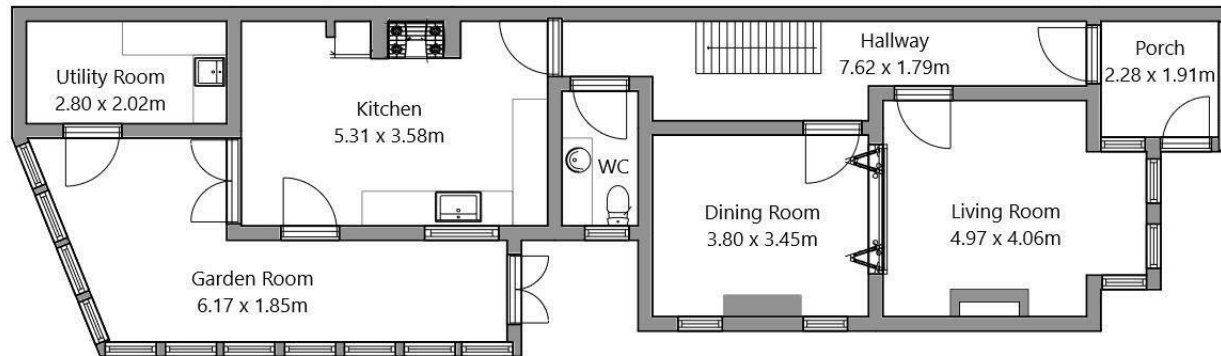




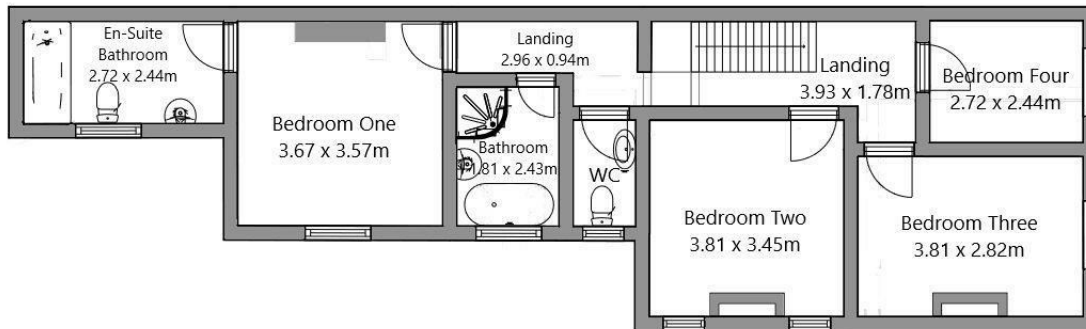
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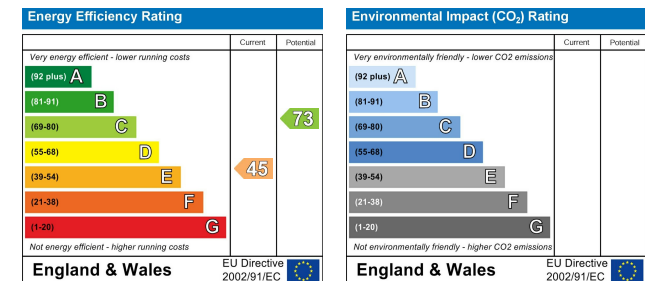
## Ground Floor



## First floor



Approximate total area: 158.33m<sup>2</sup>



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