

224A Wells Road  
Malvern  
Worcestershire







# 224a Wells Road

## Malvern

### A modernist house with views

34' x 24' open plan living area, Balcony, Three bedrooms, Three en suite bathrooms, Study/bedroom four, Garden and parking

### Directions (WR14 4HD)

From Worcester take the A449 Malvern Road, passing through Powick and Newland. Continue on the A449 through Great Malvern and out along Wells Road. After approx. 1 \* miles, just beyond the Texaco filling station on the right, turn right into the steep driveway.

Malvern town centre 2.5 miles, Worcester 10 miles, M5 (J7) 11 miles, Birmingham 38 miles (Distances approximate)



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## Situation

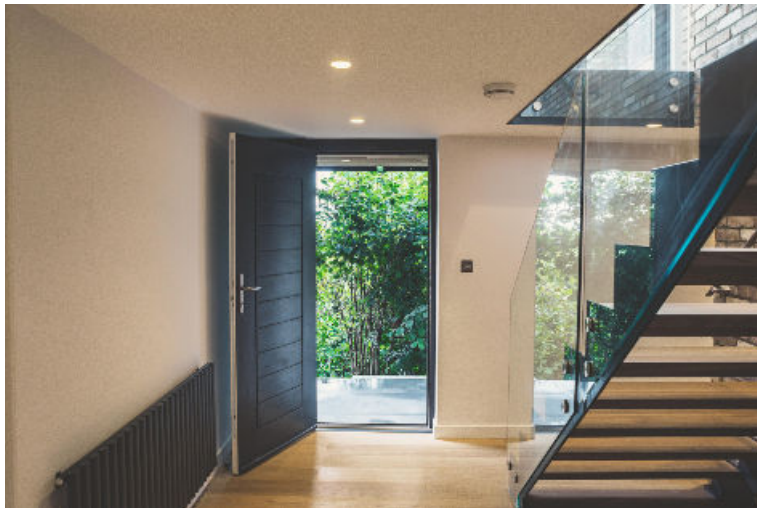
Malvern is a thriving spa town well positioned for Worcester and the Birmingham conurbation, with easy access to the motorway network and direct mainline train links.

The Malvern Hills, an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema. Furthermore, Malvern has good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

More comprehensive facilities can be found in the Cathedral city of Worcester, which caters for most needs. There are extensive shopping and recreational facilities including premiership rugby at Sixways, County cricket in the setting of Worcester Cathedral and horse racing on the banks of the River Severn.

There is excellent schooling from both the private and state sectors including The Royal Grammar School and The King's School in Worcester, Malvern College and Malvern St James Girls' School and Prep schools in nearby Colwall.

Trains run from Malvern Stations direct to Birmingham and London. Motorway access is via junction 7 of the M5 and junction 1 of the M50.







## For sale freehold

224a Wells Road is a mid-century modernist house occupying an elevated position on the wooded eastern slopes of the Malvern Hills enjoying spectacular views over the Severn valley towards Bredon Hill and the Cotswolds. The site is accessed via a private drive and nestled amongst mature trees.

Built in 1971, the house has been renovated and remodelled in recent years and now provides over 2000 square feet of modern, sleek, understated living in a beautiful setting.

The Entrance hall is dominated by a bespoke double width steel, glass and oak staircase leading to the extraordinary heart of the house upstairs. 224 is Inverted with the main open plan living space and master bedroom on the first floor to take full advantage of the spectacular views and light. The 34' x 24' open plan living and kitchen area has floor to ceiling panoramic windows and access to a balcony at the front.

One end of The living space features a fully integrated kitchen with large island unit, Silestone worktops and custom glass splash backs. There is a range of integrated Meile appliances - induction Hob, state of the art steam oven, bean to cup coffee machine and warming draw, also an integrated biofresh Liebherr fridge and freezer/ice maker, filter water tap and lots of storage.

There are hardwood floors throughout (apart for ceramic tiled floors in the bathrooms, which have smart underfloor heating).

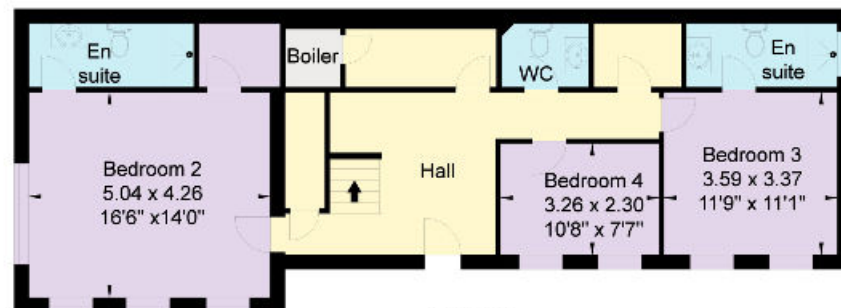
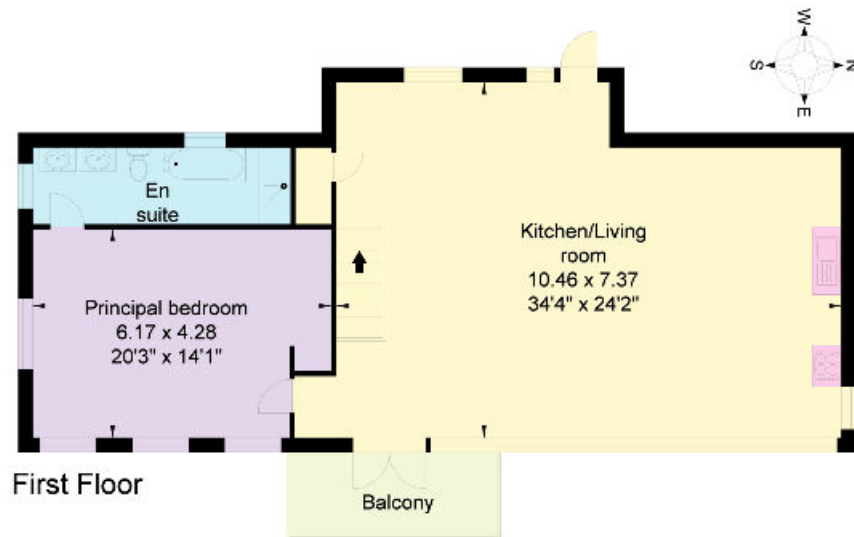
The common areas, kitchen and master bedroom all have smart lighting, meaning that any number of preset themes, can be pre-programmed.

The heating system is designed to know when you are home and responds accordingly. There are NEST security cameras installed in the open plan area and front door.

The property is approached up a steep curving drive to a private tarmac standing with private parking for up to 3 cars A pathway leads to the front door with adjacent gravel deck.

The external elevations are new white render set against Canadian red cedar cladding. All the windows are fully double glazed. All windows, roof, relined drainage and appliances are covered by manufacturers guarantees.





APPROXIMATE GROSS INTERNAL FLOOR AREA:  
192 sq m (2,064 sq ft)

## Services

Mains Gas, Electricity, and sewerage are connected to the property.

## Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

## Local Authority

Malvern Hills District Council: 01684 862151  
Council Tax Band: F

## EPC

C

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2020. Photographs and videos dated August 2020.

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