



103a Newtown Road

Malvern, WR14 1PE

Andrew Grant

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2 Bedrooms 2 Bathrooms 1 Reception Room

Stylish ground floor home offering open plan living, two bedrooms two bathrooms and a landscaped garden, peacefully situated close to local amenities.

- Ground-floor apartment offering open plan kitchen, dining and living space with Clearview wood burning stove
- Two double bedrooms and two bathrooms, including a generous main bedroom with en suite and a family shower room
- Landscaped garden featuring lawn, pond with timber bridge and a summer house for relaxation
- Off-road parking for two vehicles with easy access to the entrance
- Situated in Malvern within easy reach of local shops, schools, transport links and the Malvern Hills

This ground floor home combines character and contemporary style. The heart of the property is a spacious open plan kitchen, dining and living room with a Clearview wood burning stove and patio doors to the garden. Two comfortable bedrooms include a main bedroom with en suite bathroom and a second bedroom served by a stylish shower room. Outside, a landscaped garden features a lawn, pond, bridge and summer house, while there is off-road parking for two vehicles situated to the front of the property.

963 sq ft (89.5 sq m)





The kitchen and breakfast room

The kitchen and breakfast room is designed for culinary creativity and relaxed dining. Sleek grey cabinets provide plenty of storage and house integrated Bosch appliances including a built in oven and microwave, with an additional hob and a stainless steel extractor. A generous worktop offers ample preparation space and the room accommodates a breakfast table. This space links naturally with the living area for sociable open plan living.



The living room

The living room is the social heart of the home, ideal for relaxation and entertaining. A brick fireplace with timber mantle houses a Clearview wood burning stove, while French doors open onto the paved terrace and garden. Track lighting and picture windows frame views outside. The room flows into the kitchen and dining area to create a versatile open plan space.





The entrance hall

The entrance hall introduces the home with warmth and character. Exposed stone walls and a glazed roof lend a conservatory feel and hint at the property's heritage. The hall leads directly into the kitchen and living area, while also housing the Worcester Bosch combi-boiler, installed in June 2024.



The primary bedroom

The primary bedroom forms part of an extension to the flat, added in 2011, and provides a calm retreat at the rear of the home. A wide window looks out across the garden, bringing in a pleasant green outlook. The room offers comfortable proportions for a large bed and storage, while also benefiting from a loft hatch with boarded space above, providing useful additional storage.





The primary en suite

The en suite, also created as part of the 2011 extension, is fitted with a panelled bath and overhead shower with a clear screen. A pedestal wash basin and close coupled WC sit against tiled walls, with a towel radiator completing the space. Conveniently accessed directly from the bedroom, it serves as a practical and private addition.



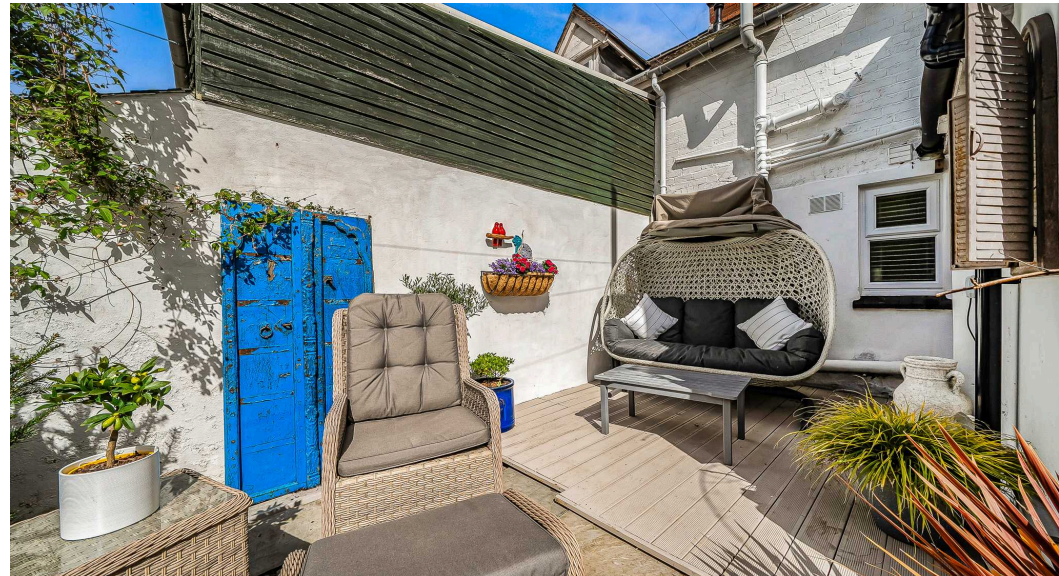
The second bedroom

The second bedroom makes an inviting guest room or study. Three windows on one wall bring a sense of openness. A built in 3m long illuminated wardrobe with mirrored sliding door provides useful storage, while the room comfortably accommodates a double bed or twin arrangement.



The shower room

The shower room serves both bedrooms and visiting guests. A walk in enclosure features contemporary patterned tiles, a rainfall style showerhead and glazed door. The room also contains a pedestal basin and WC, patterned floor tiles and space with plumbing for laundry appliances, making it both stylish and practical.



The garden

The garden is a charming outdoor sanctuary arranged over several levels. A paved terrace outside the living room gives way to a timber deck and a lawn bordered by established planting and stone walls. A wooden footbridge crosses a small pond, home to fish and a fountain, leading to an 8 x 10ft summer house and further seating areas, creating interest at every turn.

Location

Malvern is a thriving town in Worcestershire set against the backdrop of the Malvern Hills. Residents enjoy a blend of independent shops, cafés, supermarkets and markets alongside excellent leisure and cultural facilities, including parks and theatres. There are well-regarded primary and secondary schools in the area and further education colleges nearby. Road and rail links connect Malvern with Worcester, Hereford and the wider motorway network, making it a popular choice for commuters. Scenic walking and cycling routes across the hills and surrounding countryside provide plenty of opportunities for outdoor recreation.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding. There is currently a medium risk of surface water flooding, rising to a high risk yearly between 2040 and 2060.

Council Tax

The Council Tax for this property is B.

Agent Note

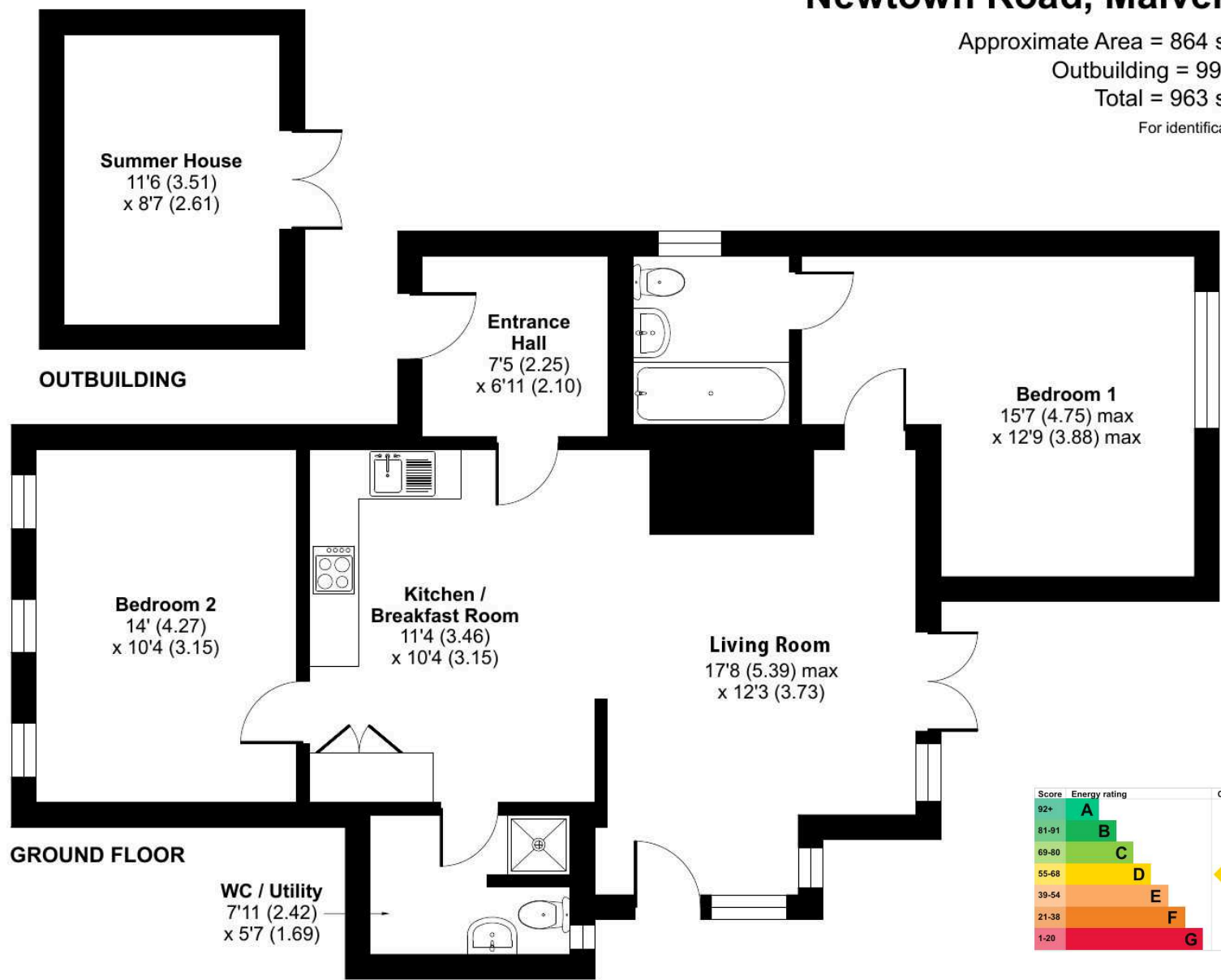
The property is offered with no service charge and benefits from a one-third share of the freehold.



Newtown Road, Malvern, WR14

Approximate Area = 864 sq ft / 80.3 sq m
 Outbuilding = 99 sq ft / 9.2 sq m
 Total = 963 sq ft / 89.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Andrew Grant. REF: 1442772



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