

Andrew Grant
PRESTIGE & COUNTRY



167 Worcester Road
Malvern, WR14 1ET



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4 Bedrooms 3 Bathrooms 3 Reception Rooms

“Exceptional family home extensively refurbished with bespoke finishes, luxurious open plan living and beautifully landscaped gardens...”

Scott Richardson Brown CEO

- Outstanding family home extensively refurbished to an exceptional specification
- Bespoke Oliver Barr kitchen with premium integrated appliances and Quooker tap
- Elegant interiors with Neptune cabinetry, oak joinery and luxury brassware
- Magnificent open plan living space with vaulted ceiling and garden access
- Landscaped gardens with expansive lawns, terrace and evening pathway lighting
- Extensive gated parking, double garage and installed EV charging point
- Prestigious conservation area position near Malvern amenities and the hills



2500 sq ft (232.3 sq m)



The kitchen

Designed as the centrepiece of the home, the bespoke Oliver Barr kitchen combines refined craftsmanship with everyday practicality. Premium cabinetry is paired with marble worktops, a large central island and a range cooker beneath a contemporary extractor. Integrated Liebherr refrigeration, a Quooker 5 in 1 tap and thoughtfully designed storage enhance functionality, while pendant lighting, vaulted ceilings and bi-fold doors create an impressive setting connected to the terrace and living spaces.



The living area

Opening directly from the kitchen, this remarkable living area has been designed for entertaining and family life. A vaulted ceiling with roof lantern draws attention to the scale of the room, while expansive bi-fold doors frame views across the terrace and gardens. Herringbone flooring runs throughout and the open arrangement allows effortless movement between seating, dining and outdoor areas.







The dining area

Positioned between the kitchen and reception spaces, the dining area offers a natural setting for both formal occasions and relaxed family meals. Exposed beams bring character overhead while bespoke Neptune cabinetry provides extensive integrated storage and display space. The open connection to the adjoining rooms creates an inviting atmosphere with excellent versatility for entertaining.





The sitting room

A versatile reception room currently arranged as an additional bedroom, this space could also serve as a playroom, formal sitting room or guest bedroom. It features a wood-burning stove set into a brick fireplace, fitted shelving and cabinetry, and an exposed timber beam overhead. A large window with black frames overlooks the garden and oak flooring runs throughout, with access from the hall.





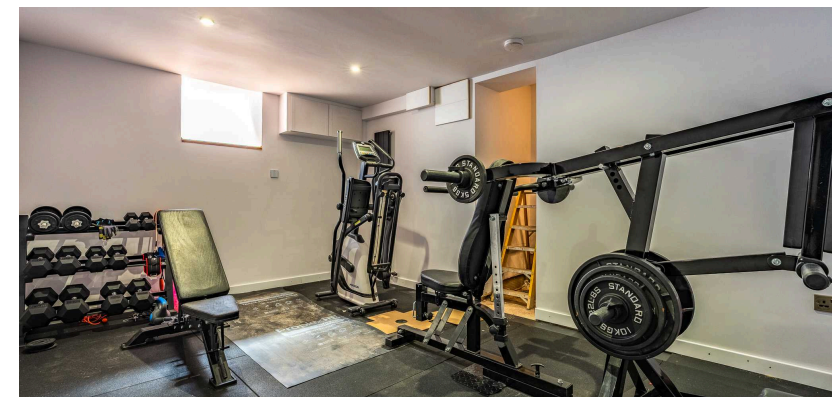
The snug

Quietly positioned away from the principal entertaining areas, the snug provides a relaxed retreat within the home. A feature fireplace recess with timber lintel adds character, while a glazed door opens directly onto the terrace. Oak flooring, a ceiling beam and carefully selected finishes continue the refined aesthetic seen throughout the property.



The boot room and cellar

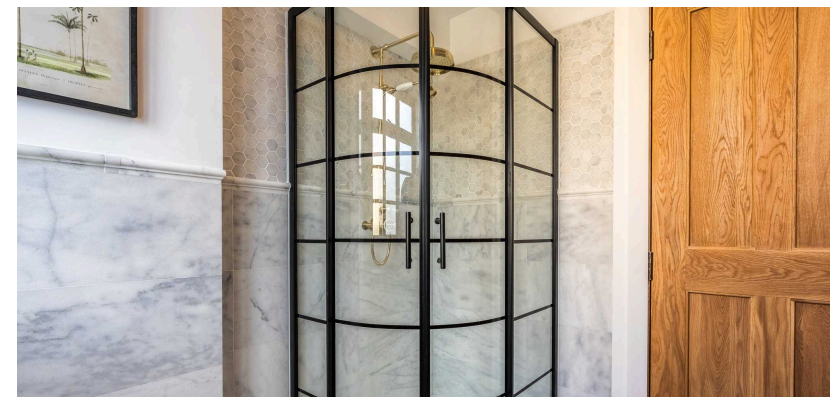
Designed with practicality in mind, the boot room features full height fitted storage, integrated seating, coat hooks and a chequered marble floor. A separate external door leads directly to the driveway, creating an ideal everyday entrance. Professionally excavated during the refurbishment, the cellar now provides valuable additional space and is currently arranged as a private gym. Recessed lighting and a durable floor finish make the room well suited to fitness, storage or hobbies.





The ground floor shower room

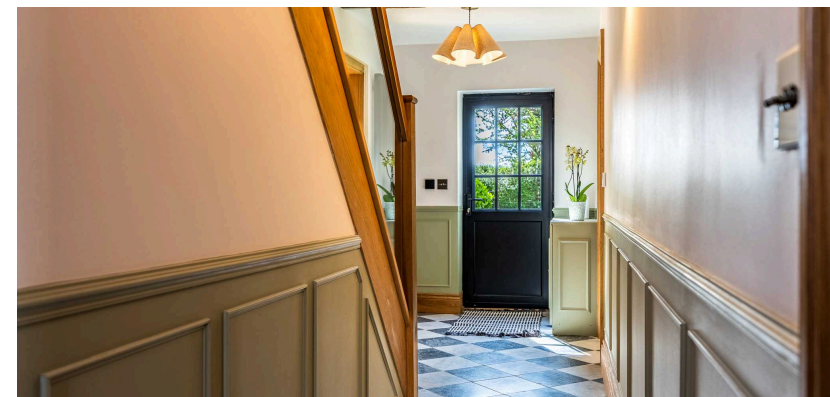
Finished to an exceptional standard, the downstairs shower room combines elegant detailing with practical design. Marble wall finishes and hexagonal marble tiling complement the black framed shower enclosure with brass rainfall fittings. A WC and basin complete the room, which supports the flexible ground floor accommodation.





The entrance hall

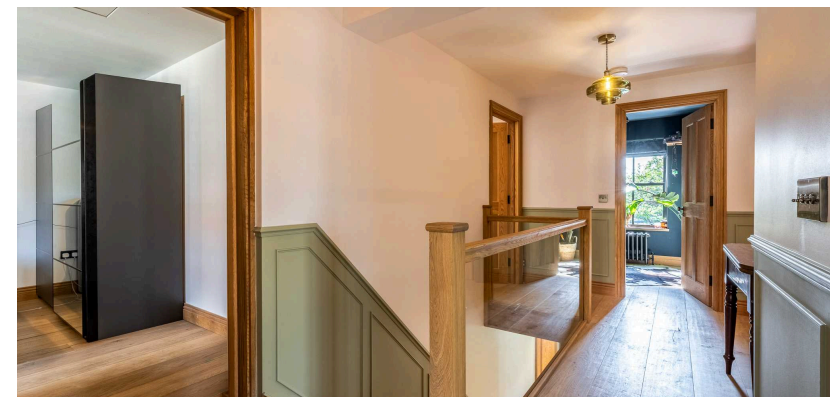
The entrance hall immediately establishes the quality of the refurbishment. A stable style entrance door opens onto a chequered marble floor framed by elegant wall panelling and oak joinery. The staircase rises beside glazed balustrading, while the hall connects seamlessly to the principal living spaces and reception rooms.





The landing

Serving the first floor accommodation, the landing continues the carefully considered detailing seen throughout the home. Oak flooring, painted panelling and glazed balustrading create a refined feel, complemented by brass lighting and traditional style radiators. The layout provides access to all bedrooms, the laundry room and the family bathroom.





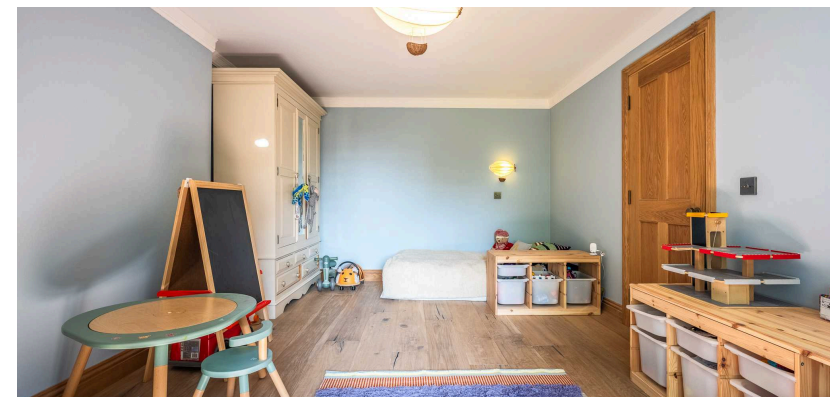
The principal bedroom

Occupying a generous position overlooking the gardens, the principal bedroom has been designed as a calm and elegant retreat. Bespoke fitted wardrobes extend across one wall, providing extensive storage with paneled cabinetry and brass handles. Oak flooring, cast iron radiators and large framed windows contribute to the room's understated luxury.



The second bedroom

The second bedroom is a generous double room well suited to children or guests. It enjoys a large window with garden outlook, oak flooring and a vertical radiator. The room's proportions allow for freestanding wardrobes or desks and it sits conveniently close to the family bathroom.





The third bedroom and en suite

This comfortable double bedroom is accompanied by a stylish en suite shower room finished with contemporary detailing. The bedroom benefits from oak flooring and a large window, while the en suite incorporates green tiling, black framed shower glazing, premium brassware and a heated towel rail. Together they create a practical and well finished guest suite.





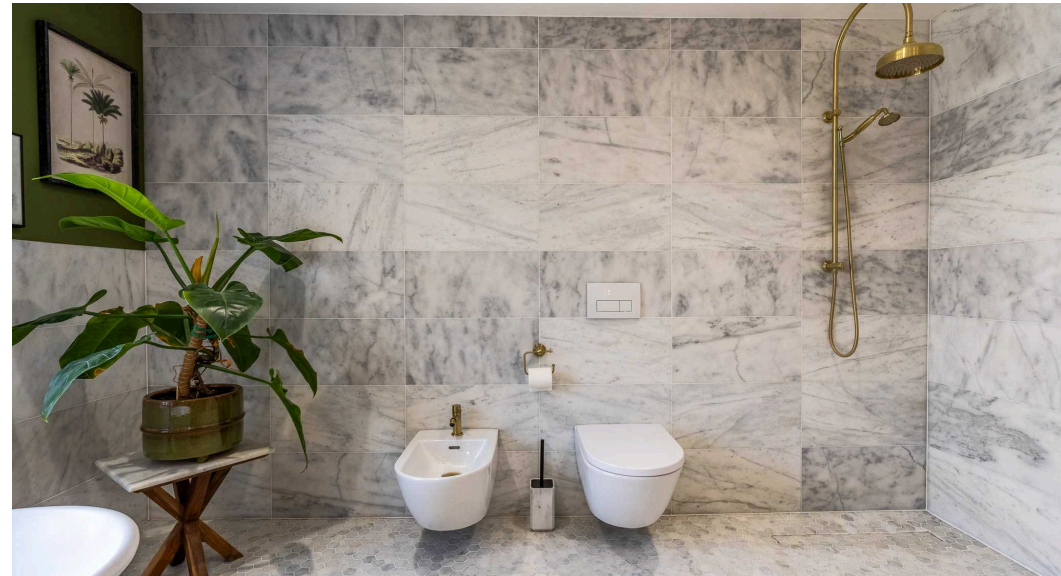
The study/fourth bedroom

Currently arranged as a home office, this versatile room could become a fourth bedroom. Built in shelving and desk space provide practical storage while a large window overlooks the garden. A column radiator and timber flooring ensure comfort, and the position on the first floor makes it convenient for either work or sleep.



The laundry room

Positioned on the first floor, the laundry room keeps household tasks neatly separated from the principal living areas. Built in cabinetry provides useful storage alongside space for stacked laundry appliances, while a large window introduces natural light and ventilation. Oak flooring continues the quality finish found throughout the home.



The family bathroom

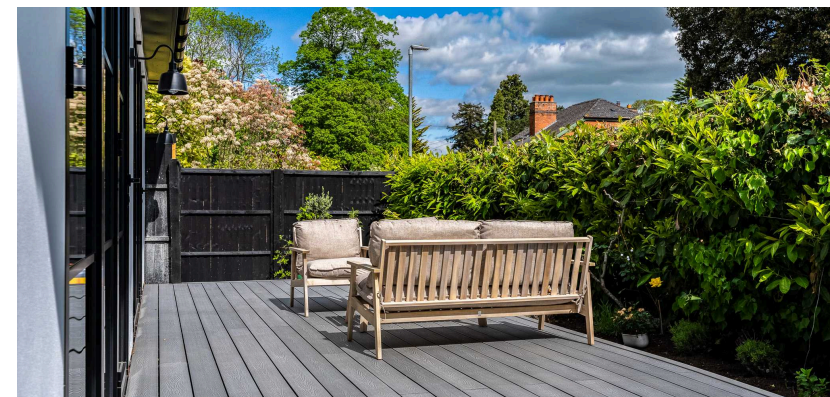
Luxuriously appointed, the family bathroom combines premium materials with elegant design. A freestanding bath sits beneath the window, complemented by a spacious walk in rainfall shower finished in marble tiling. Twin basins are set within a bespoke vanity with brass fittings, while a heated towel rail, bidet and carefully selected lighting complete the space.





The terrace

Extending directly from the open plan living accommodation, the expansive composite terrace has been designed for outdoor dining and entertaining. Large glazed doors create a seamless connection with the interior, while external lighting and surrounding planting establish an attractive setting throughout the day and evening. The terrace enjoys a sheltered position beside mature hedging.





The garden

The gardens provide an impressive setting for the home, combining formal landscaping with generous open lawned areas and a gravelled courtyard terrace. Wide paved pathways lead through carefully maintained grounds bordered by mature hedging and established trees, while evening lighting enhances the atmosphere after dark. The courtyard space offers excellent potential for further extension of the home, subject to the necessary consents, while the lawns and terraces remain well suited to entertaining and family use.



The driveway and parking

Approached through timber gates, the extensive driveway provides parking for numerous vehicles and leads to the detached double garage. Stone boundary walls and black timber fencing create a smart approach, while the resin bound surface enhances practicality and appearance. A 7kW EV charging point is installed, complementing the property's modern specification.



Location

This home enjoys a prime position on Worcester Road within a designated conservation area in Malvern. Great Malvern and Malvern Link offer a wide range of everyday amenities including independent shops, cafes, restaurants and supermarkets, while leisure facilities, theatres and a swimming pool are close at hand. The surrounding Malvern Hills and common land provide miles of walking and cycling trails. Education is well served by highly regarded primary and secondary schools in the area. Malvern Link and Great Malvern stations provide rail links to regional centres, and road connections lead to Worcester, Hereford and the motorway network.

Services

The property benefits from mains gas, electricity, water and drainage. A new heating system with boiler was installed in June 2024 and provides underfloor heating. Smart home integration controls the heating, hot water, dishwasher, fridge, freezer and CCTV systems.

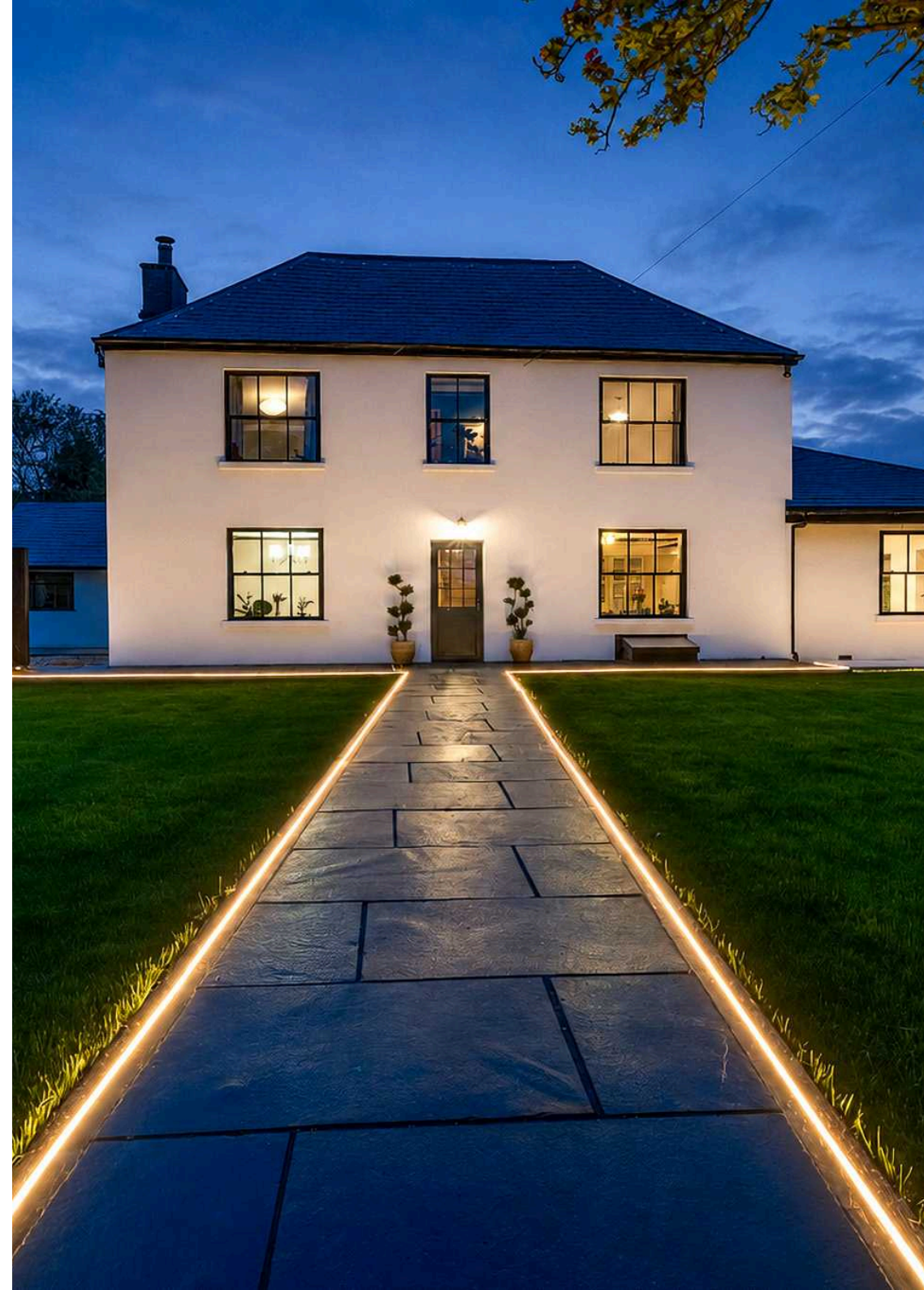
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

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 and surface water flooding.

Council Tax

The Council Tax for this property is Band E



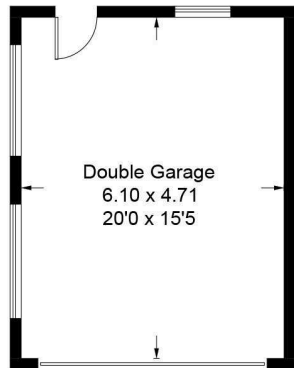
167 Worcester Road, Malvern

Approximate Gross Internal Area = 232.3 sq m / 2500 sq ft

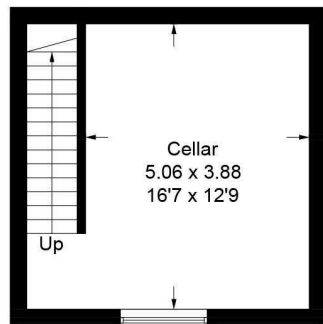
Cellar = 25.7 sq m / 277 sq ft

Double Garage = 28.7 sq m / 309 sq ft

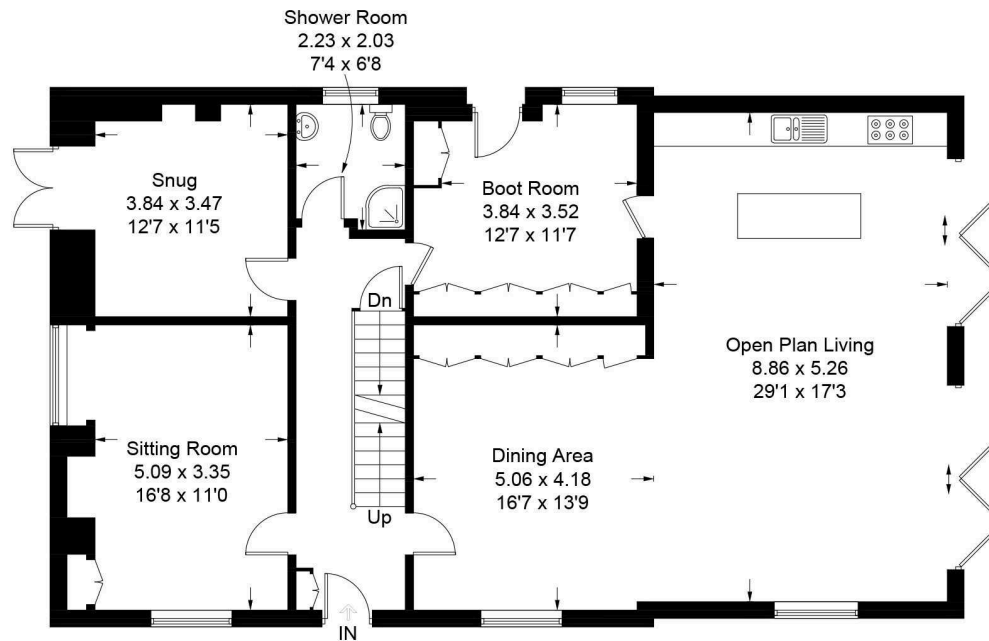
Total = 286.7 sq m / 3086 sq ft



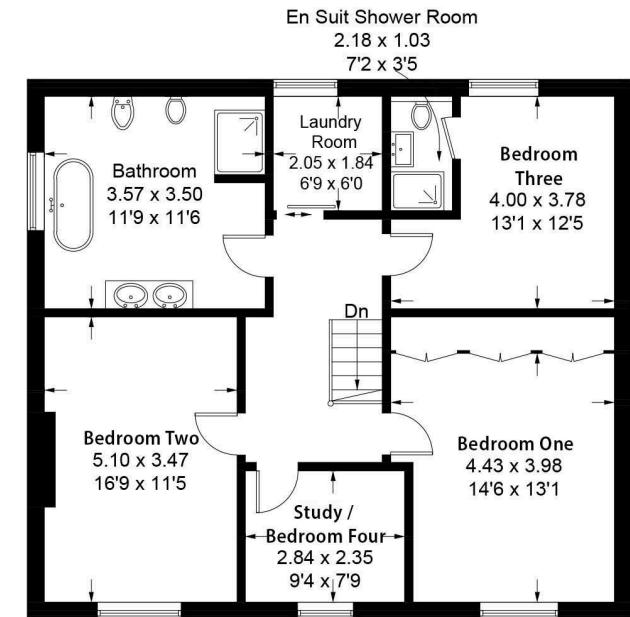
(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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