



Hillview  
Bosbury Road | Cradley | Malvern | Worcestershire | WR13 5LT

FINE & COUNTRY

# HILLVIEW

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Hillview is an exceptional, detached, country home set in circa half an acre of landscape gardens, built by the current owners to combine contemporary aesthetics with a timeless design.







The heart of the home is a superb open plan kitchen dining area, complemented by a light-filled living room with a feature log burner and bi-fold doors opening to the garden. A separate study provides flexibility and could easily be adapted into an additional bedroom with shower room, ideal for multi-generational living. Four double bedrooms, including a luxurious principal suite with Juliet balcony, dressing area and ensuite bathroom, provide generous accommodation, while sustainable features such as an air source heat pump and solar panels ensure modern efficiency. Outside, an oak-framed single garage and three-bay car port, includes a secure boarded loft space with conversion potential, completes this fabulous country residence.

#### Accommodation Summary

##### Ground Floor

The front of Hillview features larch cladding and a striking large glass frontage that opens into a bright entrance hallway with an oak and glazed staircase leading to a galleried landing. To the right, the spacious living room enjoys a log burner, beam features and dual-aspect views with bi-fold patio doors that open onto the garden, filling the room with natural light. A door leads through to a versatile study, which could also serve as a ground-floor bedroom and the downstairs guest WC could easily be converted to an ensuite.

To the left of the entrance hallway, the open-plan kitchen and dining area provide a perfect space for modern living, with two sets of double-glazed doors opening onto the patio. The contemporary kitchen features a central L-shaped island with a breakfast bar and a full range of integrated appliances including a wine cooler. A separate utility room offers additional storage and convenient access to the garden.















# Seller Insight

“ We were fortunate to build this home ourselves, designing every detail so it flows naturally and effortlessly. The result is open, light-filled, and calm — a home that simply works the moment you walk through the door.

Long summer evenings are a delight. We often sit outside with a glass of wine, watching the sun from its gentle rise to its final glow at sunset. The principal suite is a true retreat, with floor-to-ceiling bi-fold windows that open completely to the outdoors. Here, we sit listening to birdsong, watching hawks and red kites circle overhead, and spotting muntjac deer at dawn and dusk. Every spring, a pair of ducks return — a charming reminder of how close to nature this home truly is.

In winter, the lounge becomes the heart of the home. Curling up by the log burner, with its warm glow filling the room, is pure comfort. Combined with underfloor heating that keeps the house at a steady, beautiful temperature, every evening indoors feels cosy and inviting.

Village life adds another special layer. Beautiful countryside walks are right on the doorstep, yet the village shop, doctor's surgery, and welcoming pubs are just a short stroll away. We've been lucky to have wonderful neighbours and have hosted fantastic bonfire evenings, attended by members of the village and surrounding areas. It's peaceful and tranquil, yet full of community spirit — a truly delightful place to live.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









### First Floor

A beautifully crafted Oak and glazed staircase leads to a galleried landing, where a large feature window frames views across the gardens to the front of the property. The first floor comprises of four generously sized bedrooms, two with their own ensuite and a contemporary family bathroom, complete with a large walk-in shower and a separate bath.

The impressive main suite features a Juliette balcony, vaulted ceiling, and a stunning triple-aspect design with expansive bi-fold doors and glazing, showcasing the countryside views. The suite also benefits from a walk-in wardrobe and an ensuite bathroom, complete with a free-standing bath and large walk-in shower.





























Outside: Hillview is accessed via a brick-walled entrance that opens onto a gravel driveway, offering generous parking to the side of the property. This includes an oak-framed triple carport with a versatile room above that lends itself to a variety of uses, a single garage with a workshop and log store. The property is complemented by level, lawned gardens to the front and looks over the beautiful Worcestershire countryside, creating a tranquil and picturesque setting.

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# LOCATION

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Hillview is situated in the village of Cradley, nestled on the edge of the Malvern Hills, 5.2 miles from great Malvern. Cradley itself boasts a village shop, GP surgery and a children's playground. In addition, there is a great local pub within walking distance (10-15 minute walk across the fields) to the Red Lion pub and The Oak Inn at Staplow is a 10-15 minute drive away.

The centre of the Victorian spa town of Malvern has a Waitrose, Marks and Spencer, Morrisons and major retailers, plus the Malvern Theatre and community hospital. The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages.

Within easy driving distance, there are a wide range of well-known and boutique shops and restaurants ensuring everyone's tastes are catered for, including the Three Counties Showground. Worcestershire and Herefordshire are both major food producing areas, and the property is within easy distance of farm shops in all directions.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 11 miles north-east providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground, rugby club and university.

Other principal settlements in Worcestershire are Bromsgrove, Droitwich Spa, Evesham and Cheltenham; home to the renowned Cheltenham racecourse while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton-upon-Severn.

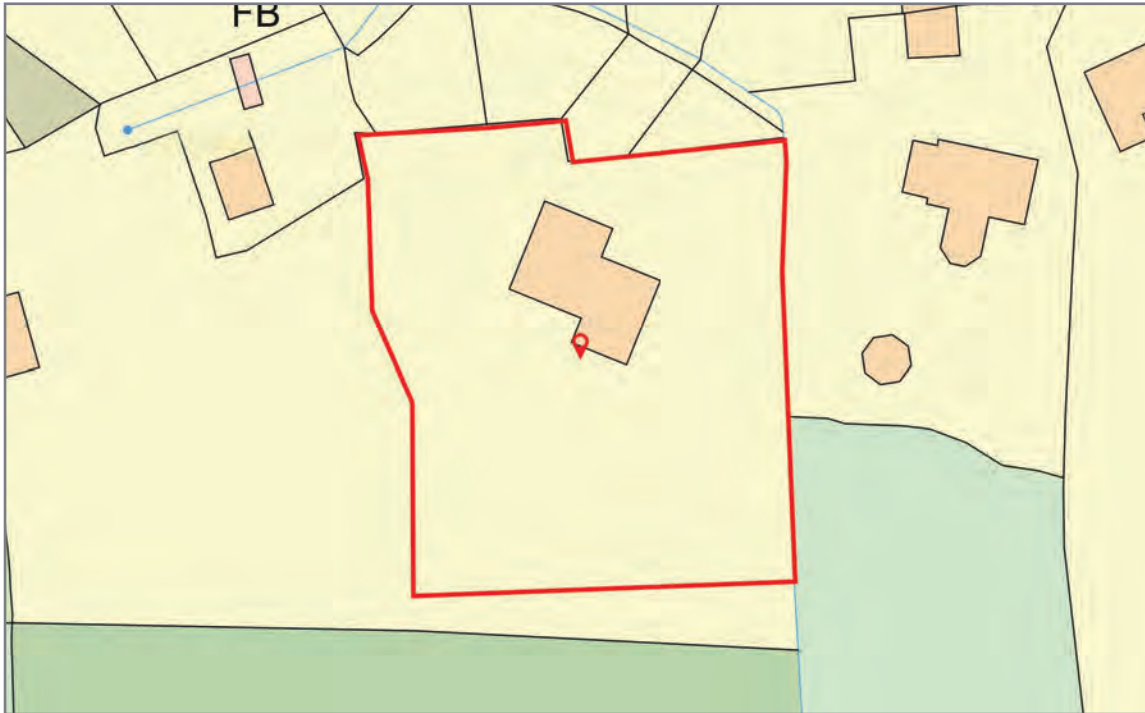
Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway railway station, situated to the east of Worcester, increases the capacity to London as well as reduced journey times. This has a significant impact on the property's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including Cradley Primary School and secondary education at Dyson Perrins in Malvern and John Masefield in Ledbury. There are also a variety of independent establishments, these include Malvern College, Bromsgrove School, and both The Kings Schools and Royal Grammar School closer by at Worcester. The nearby village of Colwall also has two preparatory schools, The Elms School and The Downs Malvern.









### Services, Utilities and Property Information

Tenure – Freehold.

Council Tax Band – F.

Local Authority – Herefordshire.

EPC – Rating A.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Private via a septic tank/sewage treatment plant which drains into a waterway.

Heating – Air source heat pump with Nest smart heating system. Underfloor heating.

Broadband - FTTC superfast fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Single garage and triple carport with driveway parking for 6 vehicles.

Additional Information - Solar panels installed in 2019 and owned outright. CCTV or similar security system in operation. Shared access driveway.



### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

### Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday

9.00 am - 5.30 pm

Saturday

9.00 am – 1.00 pm

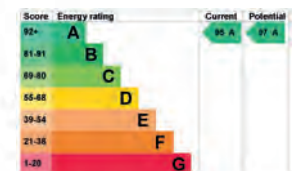




GROSS INTERNAL AREA: 2232 sq ft, 207 m2  
 LOW CEILINGS & OPEN TO BELOW: 348 sq ft, 32 m2  
 GARAGE, Inc loft, CARPORT, STORAGE: 1571 sq ft, 146 m2

**OVERALL TOTALS: 4151 sq ft, 385 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 10.12.2025











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