

Andrew Grant
PRESTIGE & COUNTRY



Yew Tree Meadow

Clows Top, DY14 9HX



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Mamble Road, Clows Top, DY14 9HX

3 Bedrooms 2 Bathrooms 2 Reception Rooms 4 Acres

"Commanding outstanding far-reaching countryside views, this spacious home is set within approximately four acres of gardens, orchard and woodland with extensive garaging and exciting potential..."

Scott Richardson Brown CEO

- Countryside home set within approximately four acres of gardens woodland and orchard
- Impressive open plan living and dining spaces designed for both everyday living and entertaining
- Versatile study providing excellent potential as a fourth bedroom
- South-facing grounds capture far reaching panoramic views towards the distinctive Malvern Hills
- Extensive landscaped grounds offering exceptional privacy and exciting future potential
- Sweeping driveway split level double garage further garages and substantial storage outbuilding
- Peaceful Clows Top setting surrounded by beautiful Worcestershire countryside



2533 sq ft (235.3 sq m)



The kitchen and utility

Everyday living centres around a well planned kitchen with an adjoining utility providing excellent practical space. A comprehensive range of fitted cabinetry, generous work surfaces and integrated appliances create a functional workspace, while the utility offers additional storage, laundry facilities and direct access to outside.



The living room

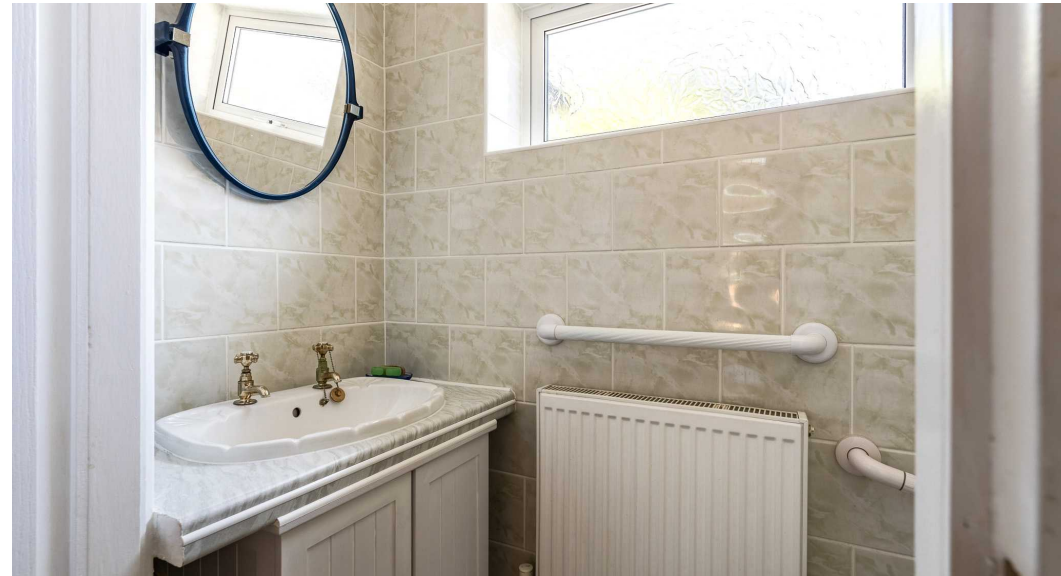
Designed as the principal reception space, the living room provides generous accommodation for both relaxing and entertaining. A brick fireplace creates an attractive focal point, while expansive glazing and sliding doors frame breathtaking panoramic views across the surrounding countryside towards the Malvern Hills, creating a spectacular backdrop that changes beautifully throughout the seasons.





The dining area

Family meals and entertaining are well served by the adjoining dining area, creating an excellent continuation of the main reception space. A large window overlooks the grounds, while the open arrangement allows an easy flow between the dining area, living room and kitchen.



The entrance hall and cloakrooms

A welcoming entrance hall provides access to the bedrooms and dining area and creates an immediate sense of space. Two cloakrooms provide added convenience for both everyday living and visiting guests, with one located off the bedroom wing, and the other is accessed from both the kitchen and utility.



The principal bedroom

Comfortably arranged as the main sleeping accommodation, the principal bedroom enjoys generous proportions and attractive views across the surrounding landscape. A bank of fitted wardrobes on either side of the room provide extensive storage, while triple aspect windows create a pleasant outlook across the gardens.





The principal en suite

Complementing the principal bedroom, the en suite provides well appointed facilities for everyday convenience. A shower cubicle is complimented by a panelled bath, and a vanity unit and WC create a practical arrangement, completing a comfortable private suite.





The second bedroom

Providing a generous double bedroom, this room offers flexible accommodation for family or guests. Built in wardrobes maximise storage, while a large window enjoys attractive views across the surrounding countryside.



The third bedroom

This room offers comfortable accommodation with pleasant garden views. Built in wardrobes provide practical storage, while its position close to the family bathroom makes it well suited for family living.





The bathroom

Serving the remaining bedrooms, the family bathroom is well equipped for everyday use. A bath, with shower over and vanity basin are complemented by a WC and contemporary tiling, creating a practical and spacious family facility.



The grounds

Surrounding the home, approximately four acres of beautifully maintained south-facing grounds create a truly exceptional setting. Expansive lawns blend effortlessly with mature trees, an established orchard and areas of woodland, while the elevated position commands breathtaking panoramic views across rolling Worcestershire countryside towards the iconic Malvern Hills. Framed by an ever-changing landscape and enjoying an outstanding sense of privacy, the outlook is one of the property's defining features.



The grounds offer remarkable versatility, whether for entertaining, recreation or simply enjoying the tranquillity of their surroundings. Numerous seating areas have been positioned to take full advantage of the spectacular panorama, while the generous plot presents exciting scope to further enhance and extend the home, subject to any necessary consents. A setting of this calibre is rarely available, combining approximately four acres of established grounds with far-reaching views that are as captivating as they are enduring.







The driveway and parking

A sweeping driveway provides generous parking and access to an impressive split level double garage. Beneath, two substantial machine stores offer exceptional versatility and could equally serve as additional garages, workshops or extensive storage, depending on individual requirements. A covered storage tunnel provides further sheltered space, while the garage also houses the property's solar battery storage system.



Location

Yew Tree Meadow occupies a peaceful rural position on Mamble Road near Clows Top, surrounded by attractive Worcestershire countryside. The area is well regarded for its scenic landscape and network of walking and riding routes, while nearby villages provide everyday amenities, local shops and community facilities. A wider range of services, independent businesses and leisure opportunities can be found in the surrounding market towns, making this an appealing location for those seeking countryside living without sacrificing convenience.

Services

The property benefits from mains electricity and water, together with a private sewage treatment plant. Heating is provided by either an air source heat pump or an oil-fired central heating system, offering flexible and efficient heating options, while solar panels further enhance the property's energy efficiency.

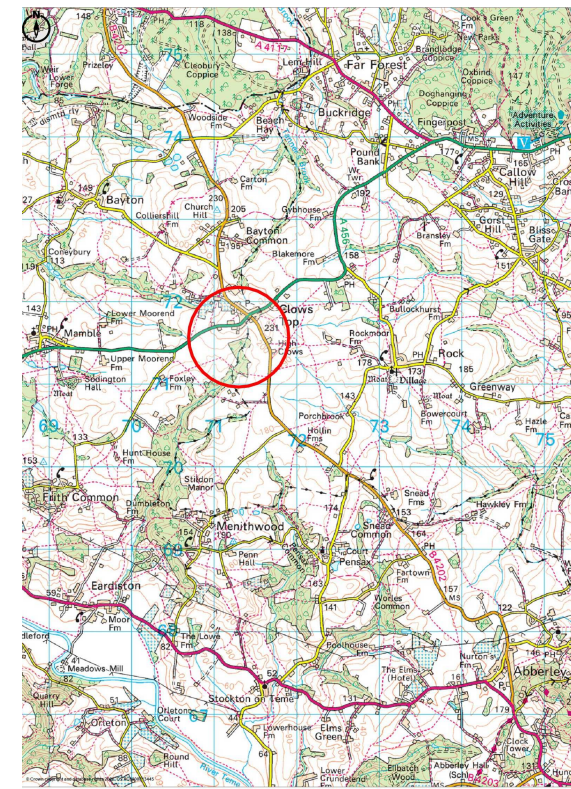
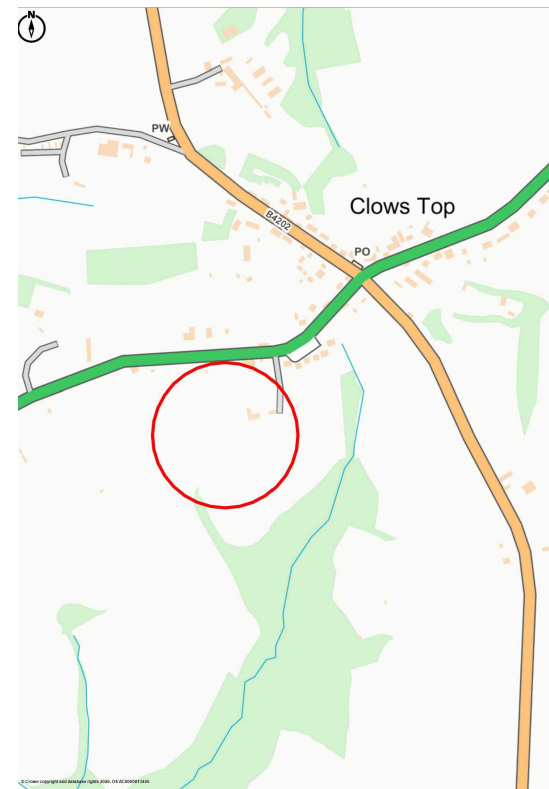
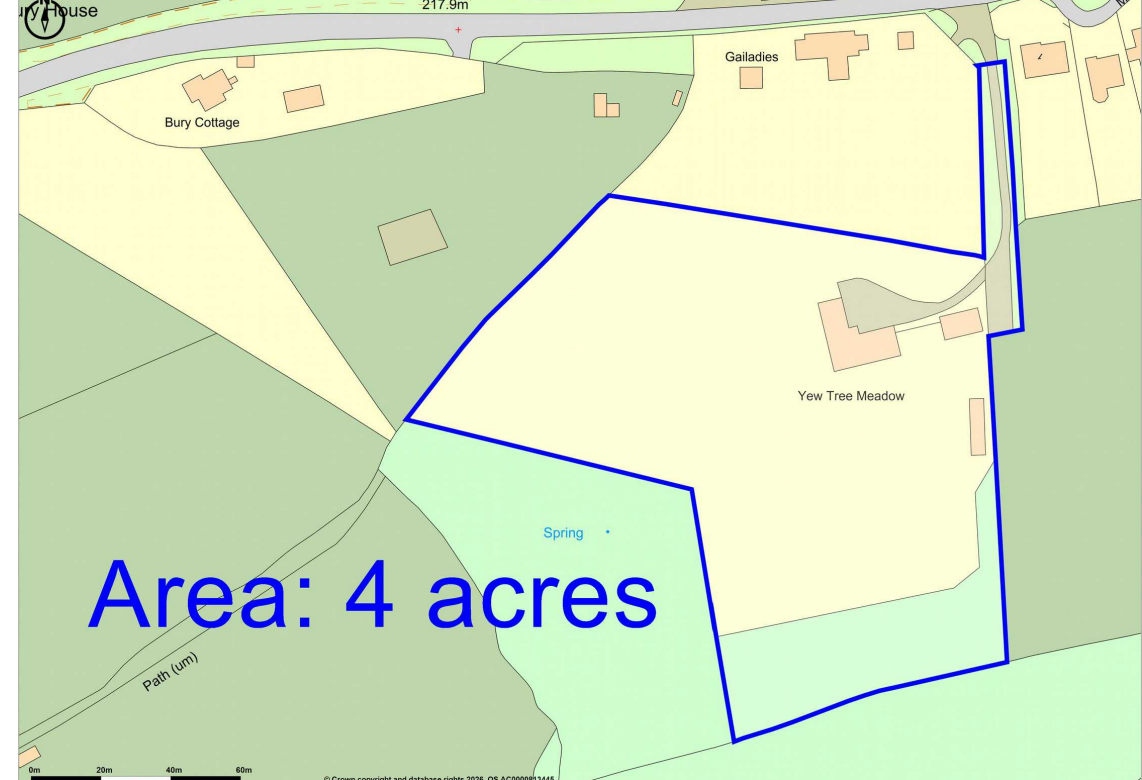
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

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.

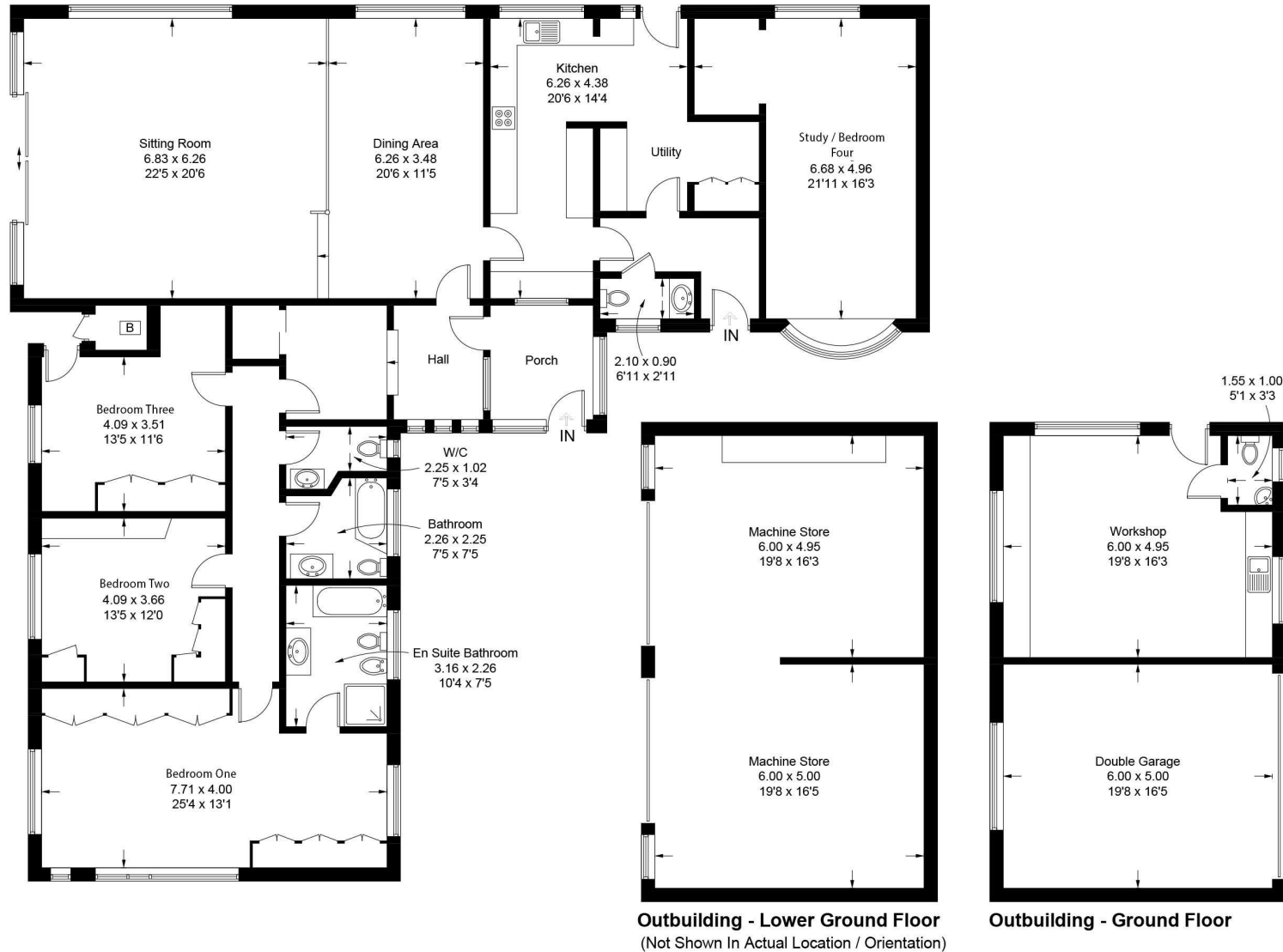
Council Tax

The Council Tax for this property is Band G



Yew Tree Meadow, Mamble Road, Clows Top

Approximate Gross Internal Area = 235.3 sq m / 2533 sq ft
 Outbuilding & External Cupboard = 122.6 sq m / 1320 sq ft
 Total = 357.9 sq m / 3853 sq ft



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



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