



22 St. Peters Road
Malvern | Worcestershire | WR14 1QS

 FINE & COUNTRY

22 ST. PETERS ROAD

22 St. Peters Road is a beautifully presented and spacious four-bedroom family home, set behind private electric gates with ample parking and access to a double garage. Designed for modern living, the property offers versatile reception spaces including a snug, a stunning conservatory opening onto elevated decking and contemporary open-plan kitchen/diner with integrated Bosch appliances ideal for entertaining. The landscaped rear garden is a standout feature, with decking leading to a beautifully maintained lawn, sculpted hedges, an orchard, two outbuildings, and raised planters.



Accommodation Summary

Ground Floor

Stepping through the front door of 22 St. Peters Road you are welcomed into an entrance hallway, complete with wood flooring, the ground floor WC and carpeted stairs to first floor.

To the right, a reception room, currently utilised as a snug, boasts a large bay picture window that floods the space with natural light: this could be used as a home office or fifth bedroom if required. The spacious sitting room, featuring a Natural Limestone fireplace with living flame coal effect gas fire, flows seamlessly into the conservatory of brick and double glazed construction, glazed roof and double glazed French doors, creating an open and sociable living environment. The conservatory enjoys outstanding elevated views and opens directly onto the rear decking area, ideal for entertaining.

The large contemporary open-plan kitchen and dining area is thoughtfully designed, featuring granite worktops and breakfast bar, integrated Bosch appliances, and expansive bay windows that showcase the impressive outlook. Double glazed French doors lead out onto the decking, further enhancing the indoor-outdoor living experience. Additional practical features include a separate utility room, fitted with cupboards and services for washing machine and tumble dryer, with door to garden, and the internal access door to a double garage.





Seller Insight

“ Living here offers a rare balance between thoughtful modern design and an effortlessly enjoyable lifestyle, shaped by both comfort and connection to the surrounding landscape. Built just ten years ago to a carefully considered, high specification, the home delivers a sense of quality and individuality from the outset, with underfloor heating, well-appointed kitchen and bathrooms, and a layout designed for both everyday ease and sociable living.

At its heart, the expansive open-plan kitchen and dining space flows seamlessly onto the deck, creating a natural hub for entertaining where cooking and hosting become one shared experience. This connection to the outdoors defines much of the home's appeal, whether it's summer gatherings with friends, quiet mornings watching the sunrise over the vale, or evenings spent beneath clear skies viewed through the conservatory roof.

Inside, there is a wonderful variety of spaces to suit different moods and moments. The front snug provides a cosy retreat bathed in afternoon light—perfect for reading or unwinding—while the principal bedroom suite offers a peaceful sanctuary with far-reaching views. The home is equally practical, offering a true “lock up and leave” lifestyle, yet with ample space to comfortably host family and overnight guests.

The gardens have been designed with both structure and softness in mind. Formal elements such as topiary hedging and pleached trees create year-round visual impact with minimal maintenance, while the orchard introduces a more relaxed, natural feel—complete with wildflowers, long grass, and the seasonal reward of homegrown apples, pears, and plums. Raised beds offer further opportunity for those who enjoy growing their own produce.

Beyond the property, there is a strong sense of community, with friendly neighbours and a welcoming atmosphere where people stop to say hello. The location is particularly appealing, combining peaceful surroundings with excellent accessibility. Shops, restaurants, and amenities in Malvern Link and Great Malvern are within easy reach, along with Malvern Link railway station for convenient transport connections. The renowned Malvern Theatre offers a vibrant cultural scene, while nearby sports facilities, tennis clubs, and golf courses—including Worcester Golf and Country Club—add to the lifestyle appeal.

Perhaps most special of all is the immediate access to the Malvern Hills, where you can leave the car behind and be immersed in nature within minutes. From scenic walks and panoramic views to the simple pleasure of watching hang-gliders soar or hot air balloons drift across the valley, the setting offers a daily connection to something truly uplifting.

In essence, this is a home that has been designed not just to be lived in, but to be enjoyed—offering space, tranquillity, and a lifestyle that effortlessly blends indoor comfort with outdoor beauty.”*

* 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

The first floor is configured for four well-proportioned bedrooms, each with built in storage space, and a family bathroom, all are accessed from a galleried landing. The landing has two built in linen cupboards and access to the insulated roof space which has light, power point and aluminium foldaway ladder. Two of the bedrooms benefit from their own ensuite facilities, including the impressive principal suite. The principal bedroom is complete with a walk-in wardrobe and a bay window that frames outstanding views over the garden and the surrounding landscape beyond, creating a bright and tranquil space.











Outside:

22 St. Peters Road is approached via private 'deco style' bespoke electric gate, complemented by a separate pedestrian gate, leading to the ample block paved driveway for parking at the front of the property and direct access to the integral double garage. The garage provides remote control electronic folding doors, power points, lighting and internal door access to the house.

To the rear, an elevated decking area provides space for both relaxation and entertaining. Steps lead down to a beautifully designed and meticulously maintained lawned garden, perfectly sculpted hedges create distinct sections, culminating in a charming orchard at the far end.

A gravel pathway runs along the side of the plot, offering access to two impressive outbuildings, one currently used as an office. This gravel pathway continues to the rear of the garden where there are raised wooden planters.









LOCATION

22 St. Peters Road is located in North Malvern and benefits from a range of local amenities nearby, including a Sainsbury's just 0.5 miles away. Additionally, the centre of Great Malvern is within walking distance or short drive (0.95 miles), where you will find a Waitrose, other branded and independent retail outlets, cafés, restaurants, hotels, sports centres and the Malvern Theatre. Malvern Link provides independent and branded retailers, pharmacies, doctors and dentists and a small injury A&E.

Malvern Shopping Park, situated 2 miles northeast of Great Malvern, features a variety of retail outlets and services, including Marks and Spencer, Morrisons, Boots, and other major retailers.

The Malverns, named best place to live in the West Midlands 2026, by The Sunday Times - Best Places to Live Guide 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 which hosts, amongst many other year round events, RHS Malvern Spring Festival. 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 9 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 a variety of independent establishments, allowing parents to select the right environment for their children's needs. 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: G
 Local Authority: Malvern Hills
 EPC: Rating B
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Mains
 Heating: Gas – underfloor heating downstairs and individually controlled radiators upstairs.
 Broadband: FTTP full fibre ultrafast 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: Double garage and driveway parking for 6+ vehicles.

Additional Information:

Electric gates, infrared security alarm internally and outside security lights with sensors. NHBC building warranty until Sept 2026.
 Outside double power socket

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

22 St. Peters Road, Malvern, WR14 1QS

Approximate Gross Internal Area = 261.3 sq m / 2813 sq ft
(Including Garage)

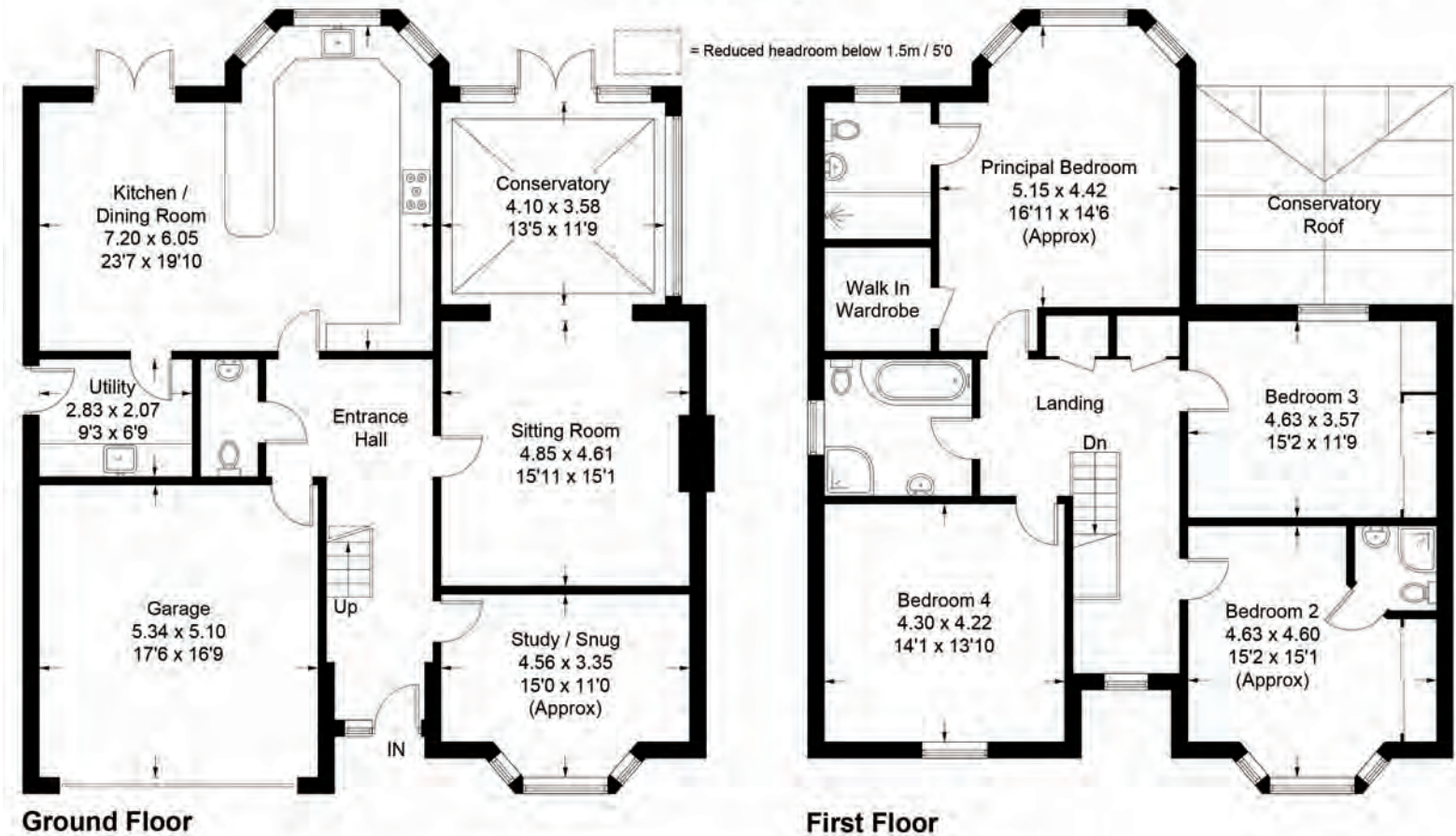


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We value the little things that make a home



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