



Andrew Grant
PRESTIGE & COUNTRY

Rockside

Malvern, WR14 4PF



Rockside

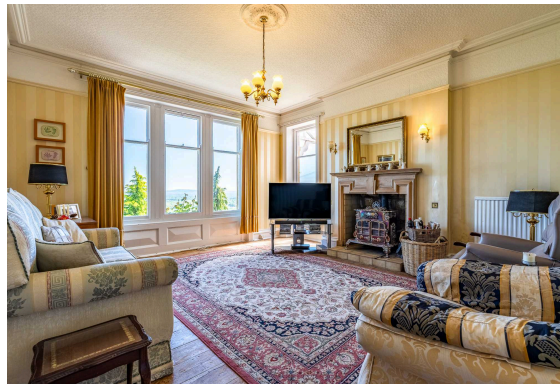
4 Hanley Terrace, Malvern, WR14 4PF

6 Bedrooms 3 Bathrooms 2 Reception Rooms

“Elevated period home within a conservation area, enjoying extensive views of the Severn Valley, generous living space and tiered gardens, backing onto the Malvern Hills...”

Scott Richardson Brown CEO

- Impressive period home arranged over three floors with flexible accommodation
- Panoramic views across the Severn Valley and Malvern Hills
- Elegant reception rooms with fireplaces and high ceilings
- Well-appointed kitchen with island gas hob and adjoining utility/store
- Tiered gardens with lawns, terraces and mature planting on three sides
- Gated driveway with parking for several vehicles and carport
- Conveniently positioned for Malvern amenities, schools and transport links



3526 sq ft (327.6 sq m)



The entrance hall

A welcoming entrance hall greets visitors with striking original geometric tiled flooring and a sweeping timber staircase rising to the upper floors. High ceilings with ornate coving set an elegant tone. A glazed internal door and further openings lead to the principal reception rooms and ground floor facilities, ensuring an easy everyday flow and creating an impressive sense of arrival.



The living room

The principal living room is arranged to enjoy the views through tall sash windows. A beautiful stone and timber fireplace with tiled hearth adds character and warmth. Finished with original wood flooring, a ceiling rose and decorative corning, this gracious room provides a restful space for family relaxation.



The dining room

The dining room offers a versatile and ideal setting for entertaining or family meals, centred around a striking bay window with floor-to-ceiling glazing framing breathtaking vistas over the surrounding countryside. A period fireplace with marble surround provides a handsome focal point, and the high, coved ceiling enhances the sense of space and light. This reception room links easily back to the hall for effortless hosting.





The kitchen

At the heart of the home, the kitchen is fitted with extensive wooden cabinetry and generous worktops tiled in warm tones. A central island incorporates a five-burner gas hob, while built-in double ovens and a double sink beneath a large picture window make everyday cooking practical. From here, there is a door to a useful utility and a twin cellar area.





The ground floor shower room

The ground floor shower room is a generous space with patterned tiled walls and a large sash window. It is fitted with a glazed shower enclosure, wash basin set into a wide vanity and complementary WC and bidet. The size and position make this a practical facility for guests or for use after time spent in the garden.





The principal bedroom

The principal bedroom features a broad triple-sash window affording far-reaching vistas across open countryside. The generous floor area provides ample space for furniture, and the high ceiling continues the feeling of light and volume.





The second bedroom

The second bedroom is currently arranged as a study, demonstrating its flexibility. Multiple sash windows capture spectacular south-westerly views over the Severn Valley and bathe the room in natural light. High ceilings with decorative frieze accentuate the generous proportions, making this an inviting double bedroom or impressive workspace.



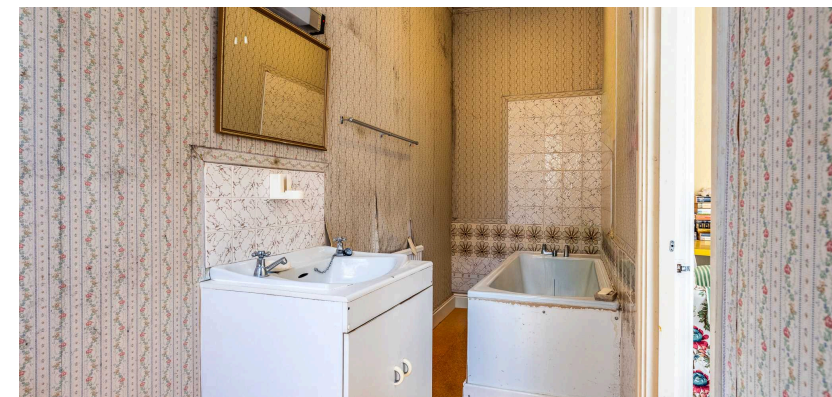
The third bedroom

The third bedroom occupies a quiet position overlooking the garden. This well-proportioned double room features a large window that floods the space with morning light and high ceilings that enhance the sense of airiness. A glazed internal door leads to the adjoining en suite bathroom.



The third bedroom en suite

The en suite is finished with tiled walls and includes a bath, wash basin with vanity storage and a WC. A window draws in natural light and ventilation, and there is scope for future modernisation to suit individual tastes. Positioned immediately off the third bedroom, it completes a self-contained suite.





The bathroom

The main family bathroom is a particularly large space featuring a corner bath raised on a tiled plinth, a separate glazed shower cubicle and a wide vanity with inset basin. Decorated with distinctive patterned tiling and served by a large window for natural light, it provides generous facilities for the first-floor bedrooms. A neighbouring cloakroom offers a WC and hand basin for convenience.





The fourth and fifth bedrooms

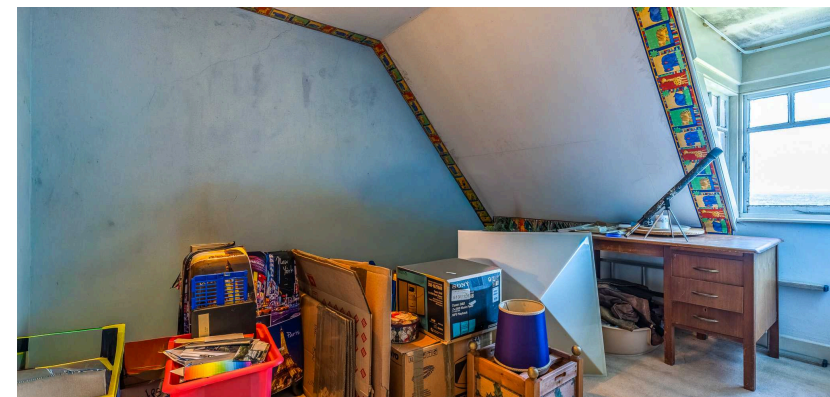
The fourth bedroom sits on the top floor and enjoys a dormer window looking across the garden. A sloping ceiling adds character, while built-in cupboards provide useful storage. The fifth bedroom is also located on the upper floor and features a similar sloped ceiling and dormer window, creating a cosy yet spacious feel. Built-in wardrobes maximise storage and the room easily accommodates a double bed and study area.





The sixth bedroom and dressing room

The sixth bedroom and adjoining dressing room occupy the front of the second floor. The bedroom enjoys a window with far-reaching views and a sloping ceiling that adds charm, while the adjacent dressing room offers flexibility as a useful space for storage, hobbies or conversion into an additional en suite, subject to requirements.





The garden

The gardens envelop the house on three sides and have been thoughtfully laid out to maximise the property's elevated setting. A level lawn at the front is bordered by mature shrubs and flower beds, while stone steps rise to a series of terraced lawns and pathways cut into the hillside, enclosed by handsome stone walls and hedging.



Higher up, further lawns, borders and productive areas extend towards the Malvern Hills, providing varied areas to relax, play and garden. From every level there are breath-taking panoramic views across the Severn Valley to the distant hills, offering a remarkable backdrop in all seasons. A timber garden store is tucked away for practical storage. A pathway at the top of the garden provides easy access to Eaton Road, where there is direct access to the Malvern Hills.



The driveway and parking

A pair of stone pillars and wrought-iron gates open onto a sweeping driveway that curves up alongside the house to a broad parking area. The paved surface provides ample space for several vehicles and leads to an open-fronted carport/garage set into the hillside. The elevated position allows you to enjoy the spectacular views even as you arrive home.



Area: 0.28 acres

Location

Hanley Terrace lies on the eastern slopes of the Malvern Hills, within easy reach of the historic spa town of Great Malvern. The area is renowned for its walking, cycling and outstanding natural beauty, yet still offers a good selection of shops, cafés and cultural amenities. There are well-regarded primary and secondary schools nearby along with a railway station providing direct services to Worcester, Birmingham and London. Excellent road links connect to the M5 and M50 for wider commuting, while surrounding countryside and common land invite exploration and outdoor pursuits. Malvern also hosts a theatre, leisure centre and supermarkets.

Services

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

Broadband: Superfast broadband available. Download speeds up to 48 Mbps and upload speeds up to 12 Mbps (source: Ofcom checker).

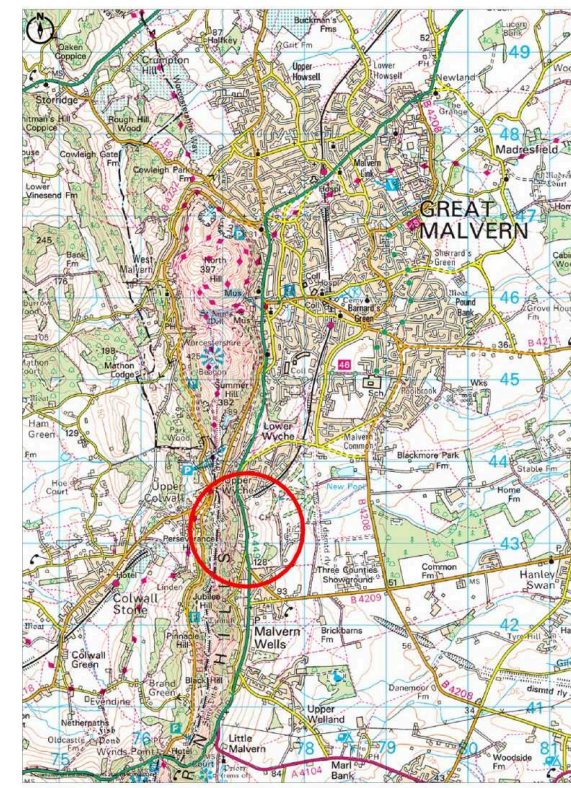
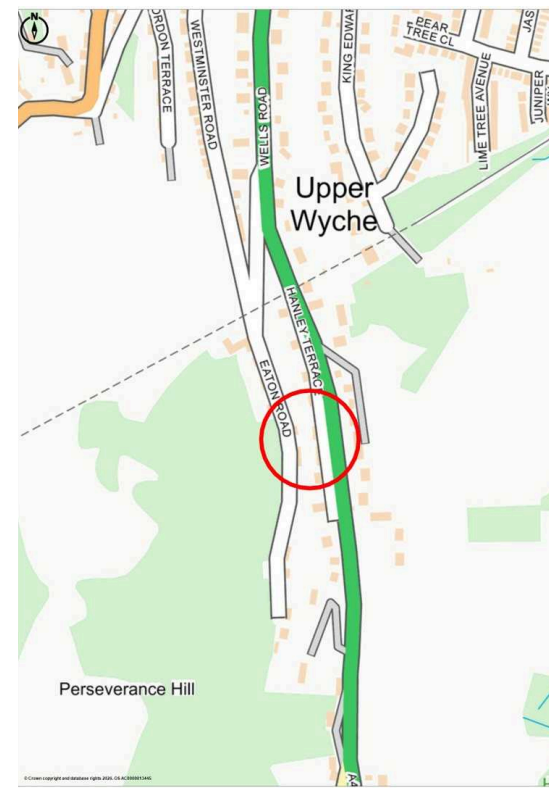
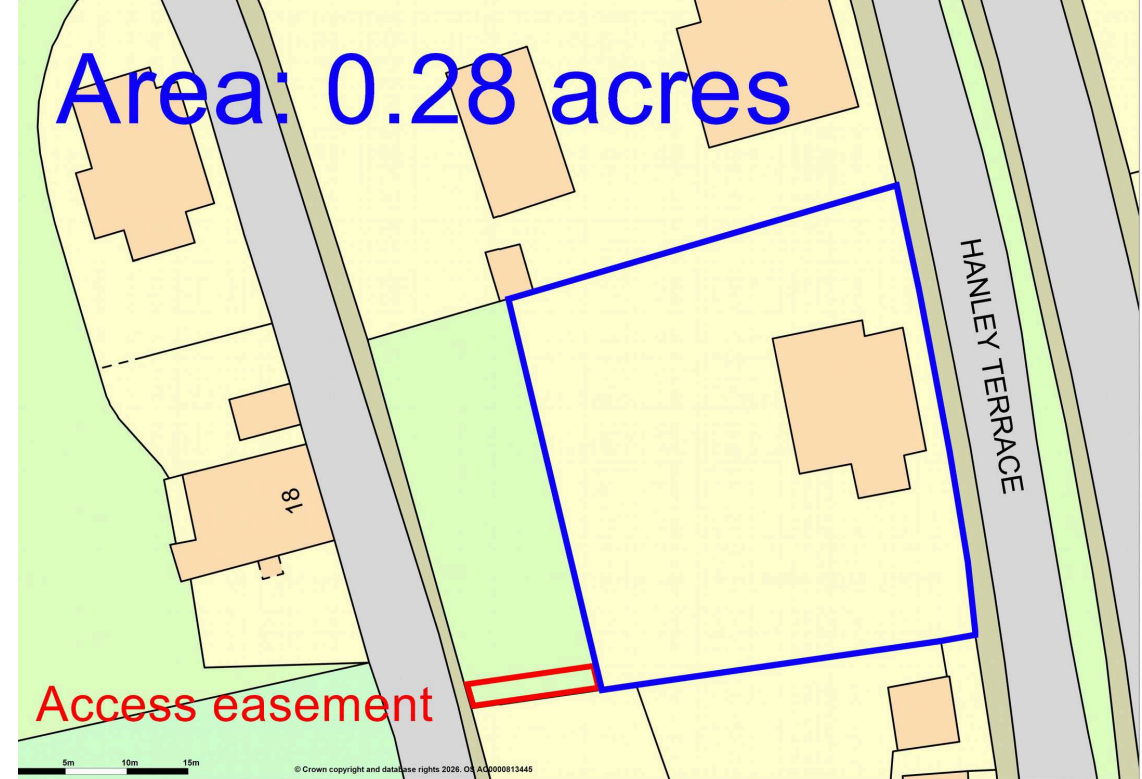
Mobile coverage likely available from EE, Three and Vodafone (source: Ofcom).

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





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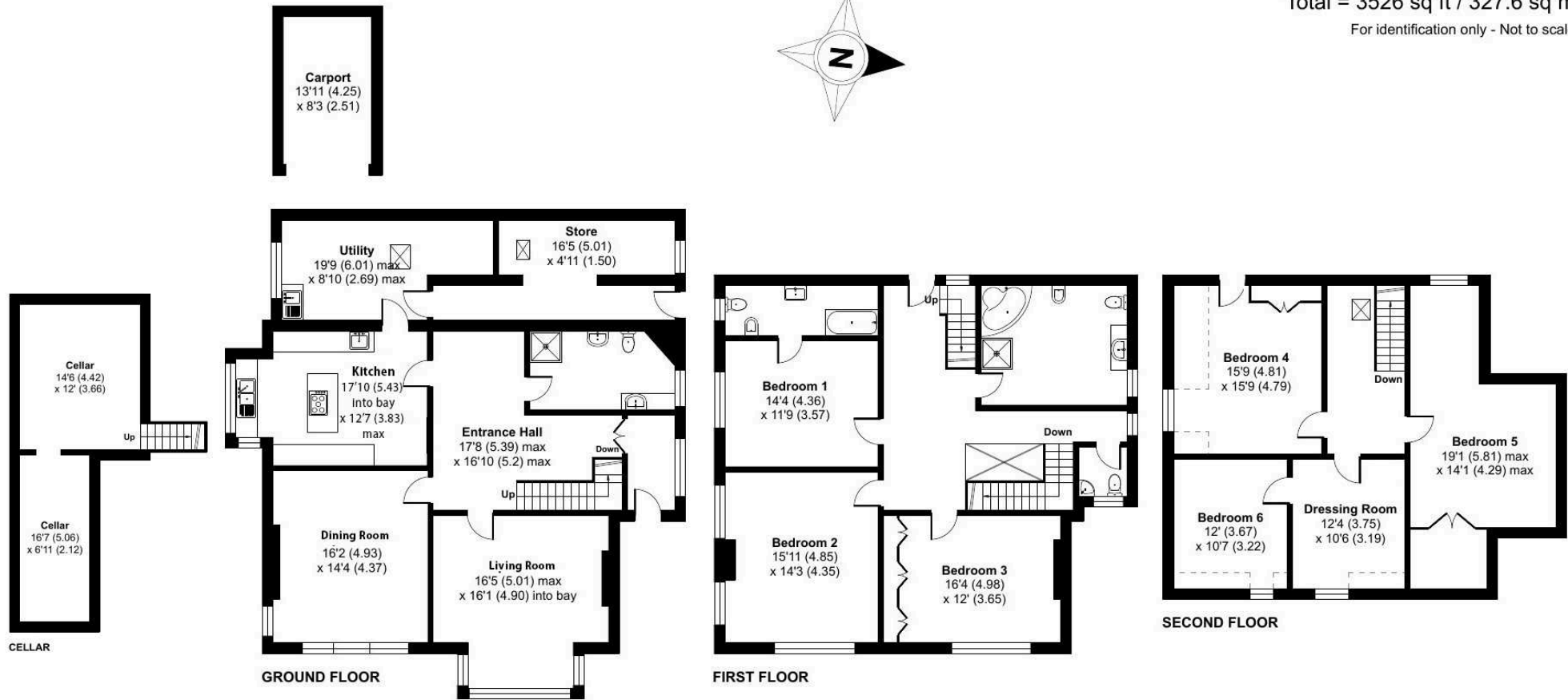
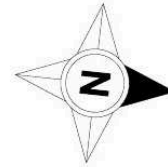
Approximate Area = 3464 sq ft / 321.8 sq m

Limited Use Area(s) = 62 sq ft / 5.8 sq m

Total = 3526 sq ft / 327.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2025. Produced for Andrew Grant. REF: 1453363



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