



12 Stocks Lane, Malvern, WR13 5AZ  
Guide Price £875,000

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Philip Laney & Jolly Worcestershire are delighted to present this exceptional detached family home beautifully positioned on Stocks Lane in the sought-after and picturesque area of Newland, Malvern. This impressive and highly versatile home occupies a generous plot of approximately one acre, offering an enviable combination of space, comfort, and countryside appeal. Perfectly suited for families, equestrian enthusiasts, or those simply seeking a peaceful lifestyle, the property features a stable block and extensive outdoor space, all thoughtfully maintained and designed for modern living.

The property has been tastefully extended and updated, creating a superb open-plan living area with wood burner stove to the rear that effortlessly connects with the garden, allowing natural light to flow throughout. The accommodation includes four spacious bedrooms, each providing a comfortable and private retreat, along with three well-appointed bathrooms/ stylish ensembles. The kitchen is well-equipped with a range of fitted units and quality appliances, while the living and dining areas offer a welcoming atmosphere ideal for both family life and entertaining. A separate utility room adds practicality, enhancing the home's functionality and everyday convenience.

The outdoor space is a true highlight. The beautifully landscaped rear garden provides an idyllic setting with extensive lawns, mature planting, and ample space for relaxation and recreation. A standout feature is the garden room, complete with power and lighting, offering an inviting area to unwind, work, or enjoy year-round views of the garden. The stable block adds valuable versatility, whether used for horses, hobbies, or additional storage, and there is excellent potential for further adaptation if desired.

To the front, a large driveway provides ample off-road parking for multiple vehicles plus a garage, ensuring easy access and practicality.

EPC: B Council Tax Band: D Tenure: Freehold

#### Driveway

Stone driveway leading up to the front of the property. Intercom system for the electric sliding gate. Single Garage. Two wall light points either side of the front door. Patio tiling at the foot of the front door.

#### Entrance Hallway

Obscure double glazed front door with obscure double glazed windows to either side. Five ceiling spotlights throughout the hallway. Radiator. Karndean flooring. Doors off to:

#### Bathroom

Chrome heated towel rail. Obscure double glazed window to side aspect. Eight ceiling spotlights. Double glazed skylight window. Wall light point. Vanity unit. Tiled surround jacuzzi style bath with hand held shower head. Tiled walls. Stone textured vinyl flooring. Low level WC.

#### Dining Room

Karndean flooring continued from hallway. Twelve ceiling spot lights. Radiator. Double glazed French doors to side aspect with built in blinds. Stairs leading to main bedroom.

#### Utility Room

Matching wall and base units housing Valent combination boiler. Space and plumbing for washing machine and tumble dryer. Sink and drainer. Tiled splashback. Composite stable door. Four ceiling light points. Double glazed window to side aspect. Radiator.

#### Wet Room

Chrome heated towel rail. Floating sink. way chrome mixer shower. Ceiling spot light. Low level WC. Extractor fan.

#### Kitchen

Open plan kitchen-dining. Matching wall and base units with wooden countertops. Space for fridge-freezer and wine fridges. Integrated dishwasher, double Neff ovens and double Neff grills one with microwave abilities. Induction hob with extractor fan in the middle integrated into the island with breakfast bar. Built in spotlights at the base of the cupboard units. Sink and drainer with a hot water tap. Tiled splashback. Two vertical radiators. Double glazed windows and foldable doors to rear aspect. Large thermal glass skylight.





#### Living Room

Radiator. Double glazed folding doors to rear aspect. Exposed wooden beams with four lighting points. Two wall light points. Ceiling light point. Large fireplace with exposed brick and wooden beam detailing housing log burner. Folding wooden doors leading back into dining room.

#### Main bedroom

Wooden staircase with glass handrailing leading up to the main bedroom. Two double glazed Velux windows to side aspect. Double glazed window to front aspect. Nine ceiling spotlights. Built in wardrobe.

#### En-Suite

Walk-in mixer shower with extractor fan above. Two ceiling spotlights. His and hers floating sinks. Double glazed Velux window to rear aspect. Chrome heated towel rail. Low level WC.

#### Bedroom 2

Radiator. Ceiling light point. Double glazed windows to front aspect. Double glazed window to side aspect. Built in wardrobe.

#### Bedroom 3

Double glazed window to front aspect. Ceiling light point. Radiator.

#### Bedroom 4

Two storage cupboards. Ceiling light point. Radiator. Double glazed window to side unit. Hardwood flooring.

#### Rear Garden

Tiled patio seating area with jacuzzi. Stone with decorative tile pathway to each side of the property. Three wall light points on the rear of the property with electrical point. Decorative pathway leading to secondary patioed seating area. Planted borders. Vegetable patch. Hedge enclosed. Remainder of the garden laid to lawn.

#### Garden Room

Double glazed bi folding doors and windows. Equipped with power and lighting. Wood surround decking. Patio walkway leading to:

#### Stables

Separate fenced off stable/paddock area. Leading to:

#### Extended rear garden

Enclosed by wooden fencing. Treehouse.

#### Garage

Power and electric. Main lights and security light along with security camera.

#### WR13 Area Summary

Location: Located in the sought-after WR13 area near Great Malvern, the property is close to local shops, cafés and everyday amenities, with further facilities available in Malvern town centre.

Transport: Excellent transport links include nearby Great Malvern and Colwall train stations, along with road access to Worcester, Hereford and the M5 motorway.

Area: WR13 is known for its scenic setting at the foot of the Malvern Hills, offering a peaceful environment with outstanding countryside and walking routes.

#### Council Tax Worcester - Malvern

We understand the council tax band presently to be : D

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Financial Services - Malvern

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Floorplan - Malvern

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Property to sell? Malvern

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Services - Malvern

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

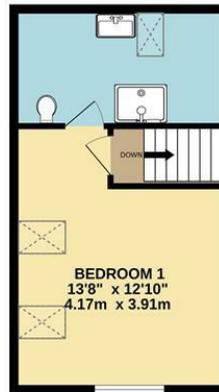
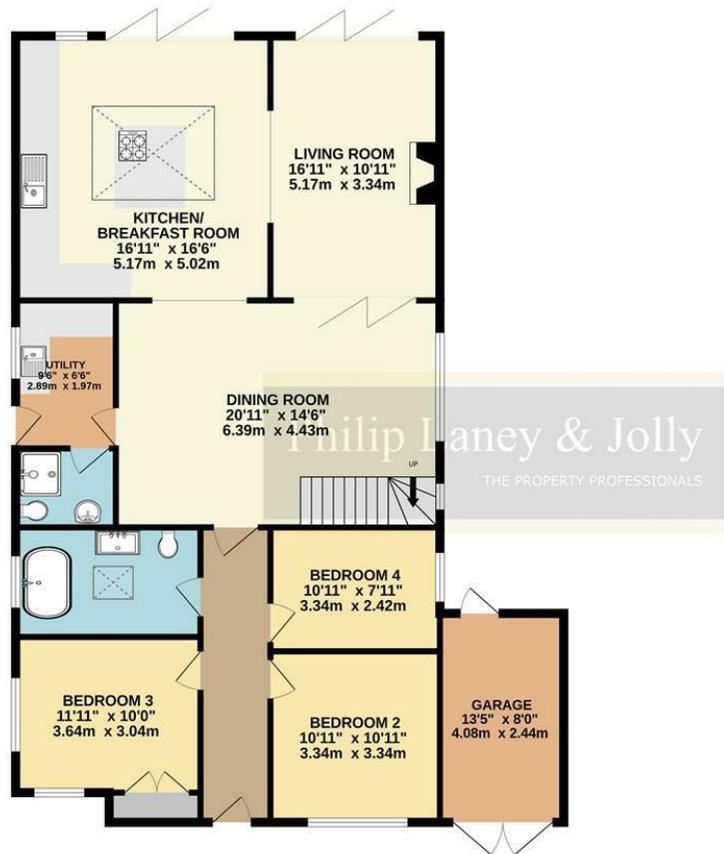
#### Tenure - Freehold

We understand that the property is offered for sale Freehold.

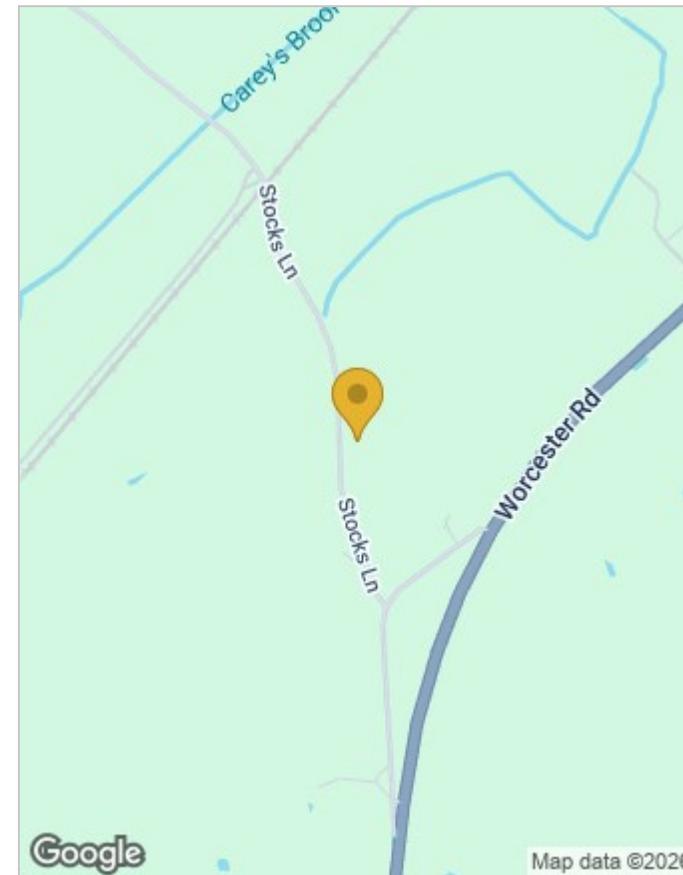


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10	A		
11-15	B	86	89
16-20	C		
21-25	D		
26-30	E		
31-35	F		
36-50	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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