

20a Moorland Road

Malvern, WR14 2UA

Andrew Grant

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4 Bedrooms **2 Bathrooms** **3 Reception Rooms**

A charming family home offering spacious living, indoor swimming pool and excellent transport links, set in the beautiful and peaceful surroundings of Malvern.

- Generously sized four-bedroom detached home, offering a versatile layout ideal for family living and comfortable entertaining.
- Year-round enjoyment with an indoor swimming pool, providing a unique and private retreat within the property.
- Landscaped garden featuring a charming gazebo, serene pond and mature plants, creating a tranquil outdoor space for relaxation and entertaining.
- Spacious driveway with ample off-road parking, providing easy access and privacy with secure gated entry.
- Located in a quiet and highly desirable area of Malvern, offering scenic views and a peaceful atmosphere.
- Excellent transport connections, with two nearby railway stations offering fast and direct services to Hereford, Birmingham and London Paddington.

2969 sq ft (275.7 sq m)





The kitchen

This bright, spacious kitchen features a central island and ample storage in white cabinetry. Equipped with modern appliances, including a double oven and wine rack, it's both practical and stylish. Large windows offer a view of the garden. The kitchen seamlessly flows into a dining area, perfect for family gatherings and leads to an adjoining utility room for added convenience. Ideal for everyday living and entertaining.



The living room

This elegant living room boasts decorative cornicing, a grand chandelier and a central fireplace that creates a cosy focal point. Large windows flood the space with light, enhancing the open, inviting atmosphere. The room flows seamlessly into the adjoining conservatory, offering a perfect setting for both relaxation and entertaining.





The conservatory

The conservatory offers a bright, airy space with large windows that overlook the garden, creating a tranquil retreat. The vaulted ceiling and charming decor provide a perfect setting for relaxing or entertaining. The room offers a seamless connection to the outdoors, ideal for enjoying the surrounding views. This room is a delightful addition to the home, enhancing its appeal with a peaceful atmosphere.



The family room

The family room offers a cosy and welcoming space, featuring elegant cornicing and a chandelier that adds a touch of sophistication. Large patio doors open to the garden and provide a connection to the outdoors. With its comfortable seating and inviting atmosphere, this room is ideal for both relaxing and entertaining. The tasteful design makes it a perfect spot for family gatherings or quiet moments at home.



The dining room

The dining room exudes elegance with its period features, including decorative cornicing and a charming fireplace. The room is well-suited for formal dining, with a spacious table and ample room for family gatherings or entertaining guests. The classic design creates a warm and inviting atmosphere, making this a delightful space for enjoying meals in comfort.



The cloakroom

The cloakroom is a stylish and functional space, featuring striking black and white floral tiles that add a touch of elegance. The modern suite includes a sleek sink and a wall-mounted toilet, complemented by practical storage solutions. This well-designed cloakroom offers both convenience and style for guests and family alike.



Bedroom one

This spacious bedroom features built-in wardrobes for ample storage and provide discrete access to the en suite. Elegant details, including a chandelier and floral curtains, add sophistication, while the soft carpet and neutral tones create a welcoming atmosphere. The well-proportioned layout allows for versatile furniture arrangements.



The en suite

The en suite to bedroom one features a sleek modern design with blue and white tiles that create a fresh, clean look. It is equipped with a walk-in shower, a contemporary pedestal sink, and a heated towel rail. The space is efficiently laid out, offering both functionality and style. The recessed shelving adds convenience for storage, while the large mirror enhances the sense of space. This en suite is both practical and luxurious, offering a private retreat for relaxation.



Bedroom two

Bedroom two is a charming, well-proportioned double bedroom, featuring built-in storage and shelving, offering both functionality and style. Elegant details, such as the soft carpet, floral curtains and period lighting, enhance the room's appeal. This space is perfect for restful nights or quiet moments, offering a tranquil setting with ample storage and thoughtful design.



Bedroom three

Bedroom three is a bright and spacious double room, featuring large windows that offer views of the garden. It is fitted with built-in wardrobes, providing ample storage space. The soft carpet and elegant, floral curtains add warmth and character to the room.



Bedroom four

Bedroom four is a comfortable and spacious double bedroom with practical lay out and large windows. The room is decorated with soft, floral curtains and tasteful finishes, creating a serene and inviting atmosphere. A classic chandelier add character, while the built-in wardrobe offers ample storage. This room is perfect for a guest or family member, offering both style and practicality.



The family bathroom

The family bathroom features a stylish, contemporary design with sleek black and white tiles that create a striking contrast. It is equipped with a spacious walk-in shower and a modern wall-mounted toilet. Ample storage is provided by the built-in cabinets and the room is finished with elegant details, offering both practicality and style, making it a perfect family bathroom.

The garden

The garden is a beautifully landscaped outdoor space, offering a serene retreat with a variety of greenery and vibrant flowers. A charming gazebo provides a peaceful spot to relax, while a stone pond adds to the tranquil atmosphere. The well-maintained lawn is perfect for outdoor activities or dining, with plenty of room for entertaining. The surrounding plants and trees create privacy and a natural sanctuary, making this garden an ideal space for enjoying the outdoors in comfort.





The swimming pool

The indoor swimming pool is a stand out feature of the property. It provides a private year-round retreat, sheltered by a glass roof and surrounded by green artificial grass. The pool is fully covered and easily accessible via a sturdy step ladder. This space is perfect for both exercise, entertaining and relaxation, offering a tranquil atmosphere with ample room for lounging.

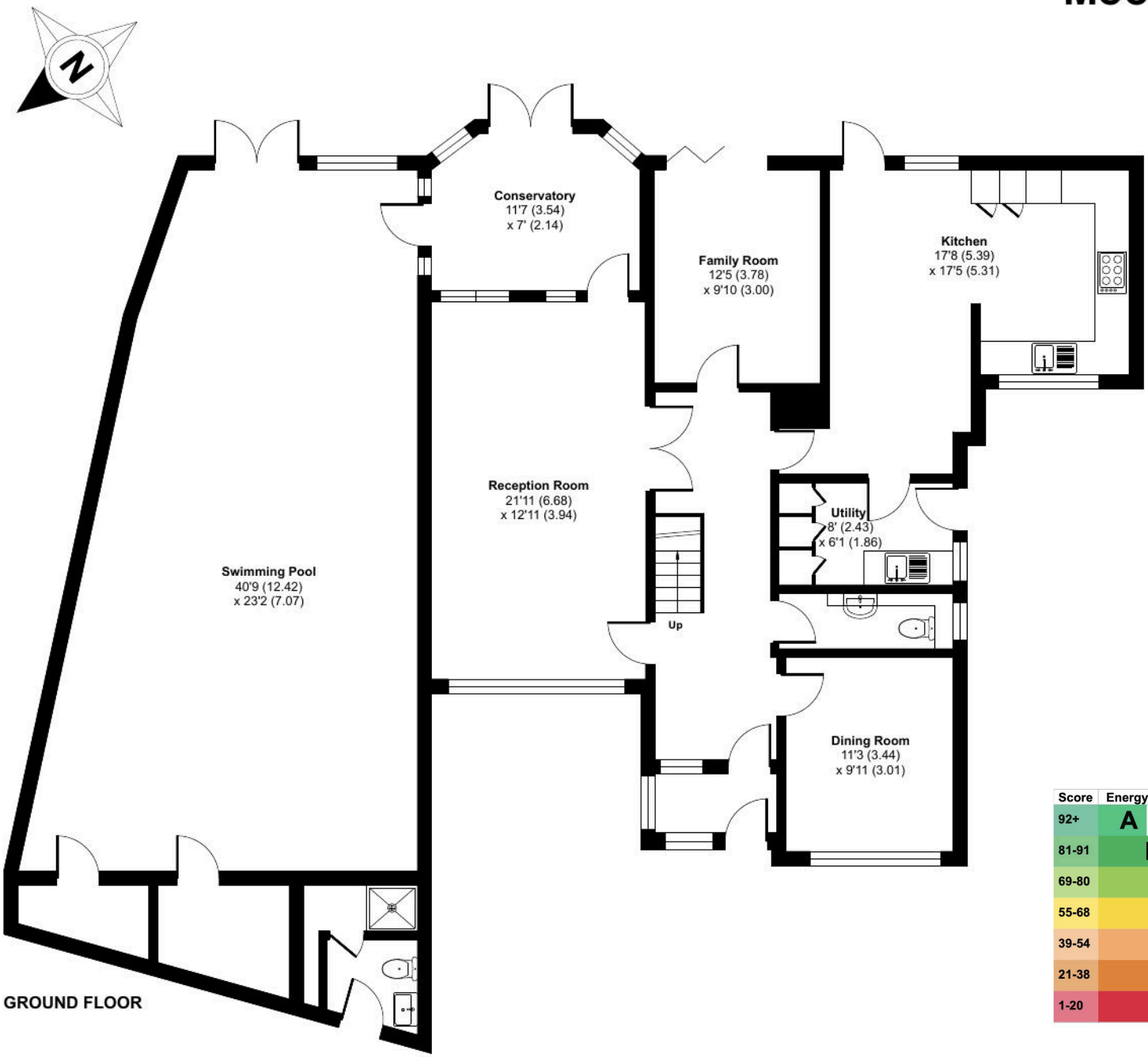


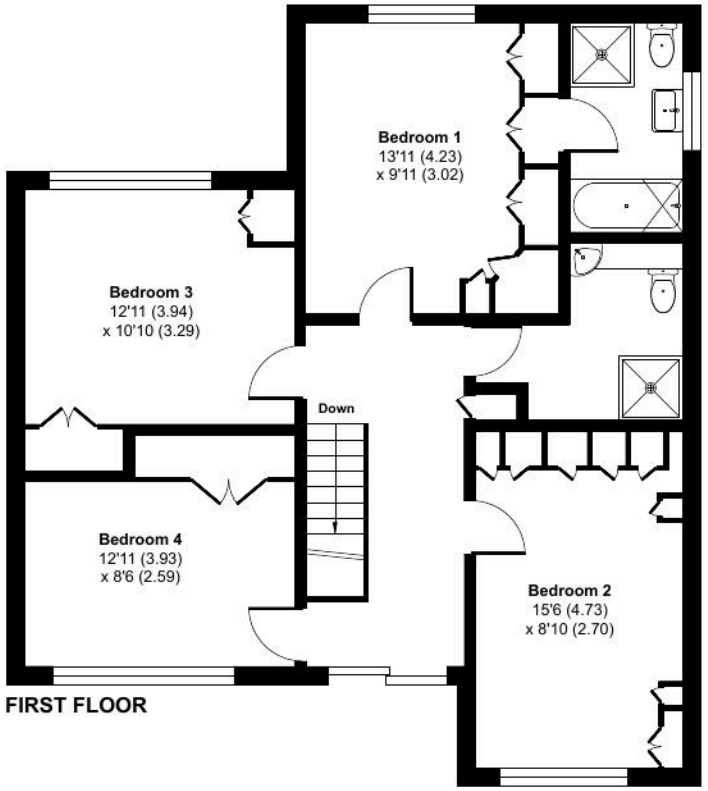
The driveway

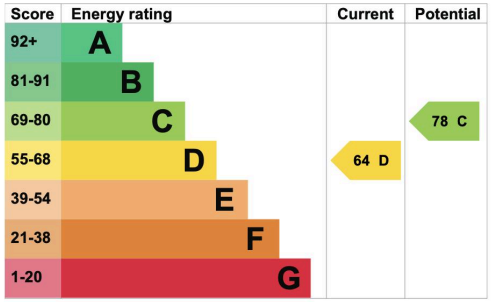
The driveway is beautifully framed by a charming wisteria-covered arch, adding a touch of elegance and natural beauty to the entrance. The cobblestone path leads to the property, offering ample space for parking. The mature plants along the sides provide a sense of privacy, while the well-maintained gates and brick wall ensure security. This inviting entrance sets the tone for the rest of the property, offering both convenience and a welcoming first impression.

Moorlands Road, Malvern, WR14

Approximate Area = 2917 sq ft / 270.9 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 2969 sq ft / 275.7 sq m
For identification only - Not to scale







DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.

Location

Moorlands Road, offers a harmonious blend of tranquil residential living and convenient access to urban amenities. Nestled within the picturesque Malvern Link area, the road provides scenic views over the common, enhancing its appeal. The proximity to Great Malvern ensures residents can easily access a variety of shops, banks, a Post Office, and a Waitrose supermarket, catering to everyday needs.

For those reliant on public transport, Moorlands Road is well-served by two nearby railway stations: Malvern Link, approximately 570 yards away, and Great Malvern, about 0.8 miles distant. These stations offer regular services to destinations such as Hereford, Birmingham New Street, and London Paddington, making commuting straightforward.

The surrounding area boasts excellent educational facilities, with several primary and secondary schools within close proximity. Additionally, healthcare services are easily accessible, with Malvern Community Hospital located just 580 yards away.

Outdoor enthusiasts will appreciate the nearby Malvern Hills that offer a wealth of walking and cycling opportunities amidst stunning landscapes.

Services

This property benefits from mains gas, electricity, water and sewage. The property also has a security alarm system and a full central heating system.

Council Tax

This property is council tax **band E**





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