



**10 Peak View**

Malvern, WR14 1LU

**Andrew Grant**

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**4 Bedrooms    2 Bathrooms    2 Reception Rooms**

A bright and well balanced three storey home offering flexible living, private outdoor space and garage parking, set within a peaceful residential position in Malvern.

- A well proportioned end of terrace family home with flexible accommodation.
- Excellent balance of living spaces and bedrooms across all floors.
- Enclosed garden providing a practical and private outdoor setting.
- Allocated parking with detached garage for secure storage and vehicles.
- Convenient Malvern location close to amenities, schools and transport links.

This attractive modern home is arranged over three floors and offers versatile accommodation to suit a range of lifestyles, including a study with garden access which could be used as an additional bedroom if required, an additional third bedroom to the front, and useful utility and cloakroom facilities. The first floor forms the social heart of the home with a generous kitchen dining room and a well sized living room enjoying a pleasant outlook. The second floor accommodates two comfortable bedrooms including a primary bedroom with en suite facilities alongside a family bathroom. Outside an enclosed garden offers privacy and usability, allocated parking and detached garage provide convenient parking and storage. All set within a sought after residential area of Malvern with easy access to local amenities, reputable schools and strong transport connections, creating a thoughtfully arranged home that combines practicality, space and location.



**1550 sq ft (144.0 sq m)**



## The kitchen and dining room

The kitchen and dining room is located on the first floor and forms a welcoming space for everyday living and entertaining. The layout allows a clear distinction between cooking and dining areas, while windows draw in natural light throughout the day. Its central position ensures easy access to the living room, creating a practical and sociable setting suited to modern lifestyles.





## The living room

The living room is positioned on the first floor and offers a comfortable setting for relaxation and entertaining. Its elevated position provides a pleasant outlook through dual windows and a sense of privacy away from the ground floor activity. Well placed windows allow natural light to fill the room, creating an inviting atmosphere that works equally well for quiet evenings or social gatherings.



## The study/bedroom

The study is located on the ground floor and provides a versatile room suited to home working, or use as an additional bedroom if required. Its position away from the main living areas creates a focused environment while remaining easily accessible from the hallway. Natural light enhances the sense of space, and access to the garden adds flexibility to its use. This room offers valuable adaptability within the layout, supporting modern working patterns and everyday living with ease.



## The entrance hall and cloakrooms

The entrance hall creates a welcoming first impression with clear access to ground floor rooms and the staircase above. A utility and cloakroom are positioned on the ground floor, providing practical support to daily living with external access enhancing convenience. A further cloakroom on the first floor serves the main reception spaces, adding valuable practicality for guests and everyday use.





## The primary bedroom

The primary bedroom offers a calm and private retreat within the home. Built in storage provides practical organisation, while the layout allows comfortable sleeping accommodation with direct access to the en suite for everyday convenience. A well placed window allows natural light to enter, creating a pleasant atmosphere well suited to relaxation and rest away from the main living areas.





## The primary en suite

The primary en suite is positioned to serve the main bedroom and provides a well planned and comfortable space for daily routines. It includes a WC, wash basin and shower cubicle, arranged for ease of use and benefits from natural light. This private bathroom enhances the appeal of the principal bedroom, offering added convenience and a sense of separation from the family bathroom on the floor.



## The second bedroom

The second bedroom is located on the second floor and offers flexible accommodation suited to a range of needs. Built in storage provides practical organisation, while natural light and views towards the Malvern Hills create a pleasant outlook. Positioned close to the family bathroom, it is ideal for guests, home working or everyday living.





## The third bedroom

The third bedroom is positioned on the ground floor and provides comfortable and flexible accommodation to suit a range of needs. It works well as a private bedroom while also offering the option of an additional reception room if preferred. With easy access to the garden and strong connections to the rest of the ground floor, it supports both everyday living and adaptable use.



## The bathroom

The family bathroom is located on the second floor and is well positioned to serve both bedrooms. It is arranged to provide practical facilities for everyday use, including a with shower over, WC and wash basin, making it suitable for a range of needs. The layout supports comfortable family living while maintaining privacy and convenience within the upper floor accommodation.



## The rear garden

The enclosed rear garden provides a private and welcoming outdoor setting, ideal for both relaxation and entertaining. A paved seating area offers space for outdoor dining, while the lawn creates a versatile area for leisure and play. Enjoy pleasant views towards the Malvern Hills, with secure boundaries enhancing privacy and making this an appealing extension of the living accommodation throughout the year.





## The driveway and parking

The property provides convenient off road parking and access to a detached garage. This arrangement offers secure vehicle storage and practical everyday use. The parking sits comfortably alongside the front of the home, creating a welcoming arrival while supporting ease of access for residents and visitors alike.

## Location

Peak View is situated within a popular and well established residential area on the outskirts of Malvern, offering a peaceful setting while remaining conveniently placed for everyday amenities. The historic town centre of Great Malvern is within easy reach and provides a wide range of independent shops, supermarkets, cafés, restaurants and essential services, catering well for daily needs and leisure activities. The area is particularly well known for its strong sense of community and attractive surroundings.

Transport connections are a notable advantage of this position. Great Malvern railway station offers direct services to Worcester, Hereford and Birmingham, providing straightforward links for commuters and leisure travel alike. Road connections are also strong, with easy access to the A449 and A40, allowing travel to Worcester, Cheltenham, the M5 motorway and the wider Midlands and South West.

The Malvern Hills Area of Outstanding Natural Beauty lies close by and offers an exceptional network of walking routes, open spaces and panoramic views, making the location particularly attractive to those who enjoy outdoor pursuits. Leisure facilities, healthcare services and cultural attractions are also readily available within the town.

## Services

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

## Council Tax

The Council Tax for this property is Band D.



# Peak View

Approximate Gross Internal Area

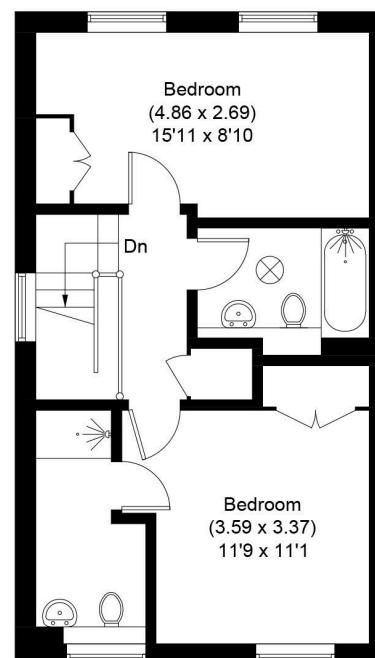
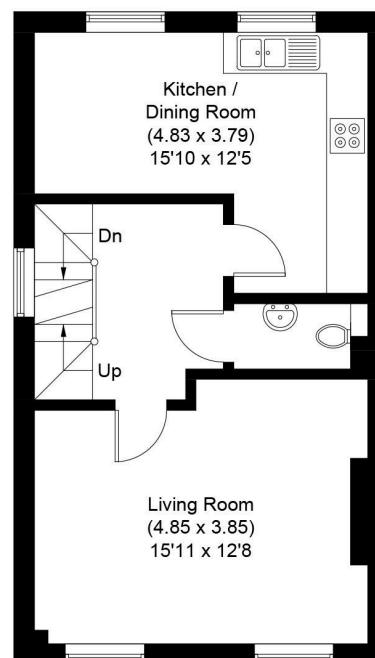
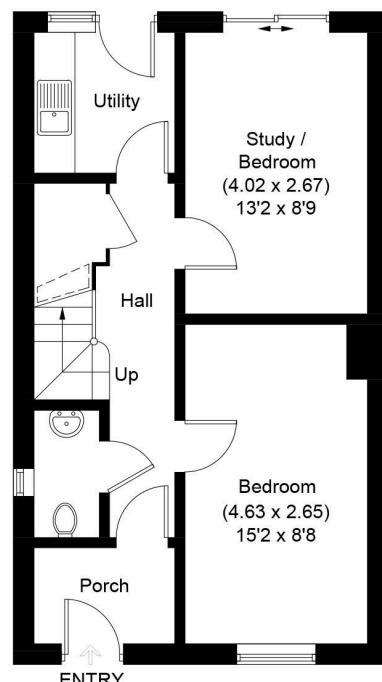
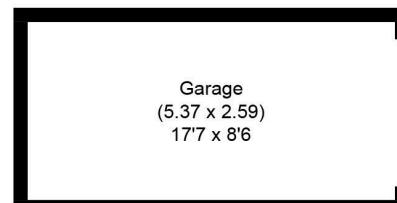
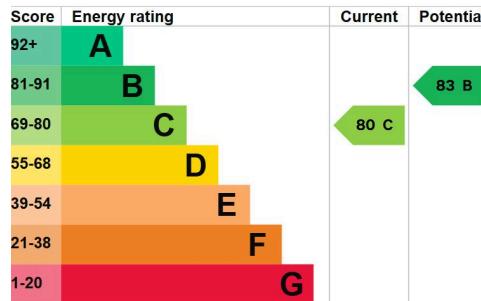
Ground Floor = 43.7 sq m / 470 sq ft

First Floor = 43.2 sq m / 465 sq ft

Second Floor = 43.2 sq m / 465 sq ft

Garage = 13.9 sq m / 150 sq ft

Total = 144.0 sq m / 1550 sq ft



**Ground Floor**

**First Floor**

**Second Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale.



PROTECTED



The Property  
Ombudsman



PROTECTED



TDS  
Tenancy Deposit Scheme  
member

**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.



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