



PEACHFIELD ROAD

WR14 4AP



PEACHFIELD ROAD MALVERN

A substantial Edwardian home with enormous potential.



6



2



5

EPC

D

Local Authority: Malvern Hills District Council

Council Tax band: G

Tenure: Freehold

Guide Price: £950,000

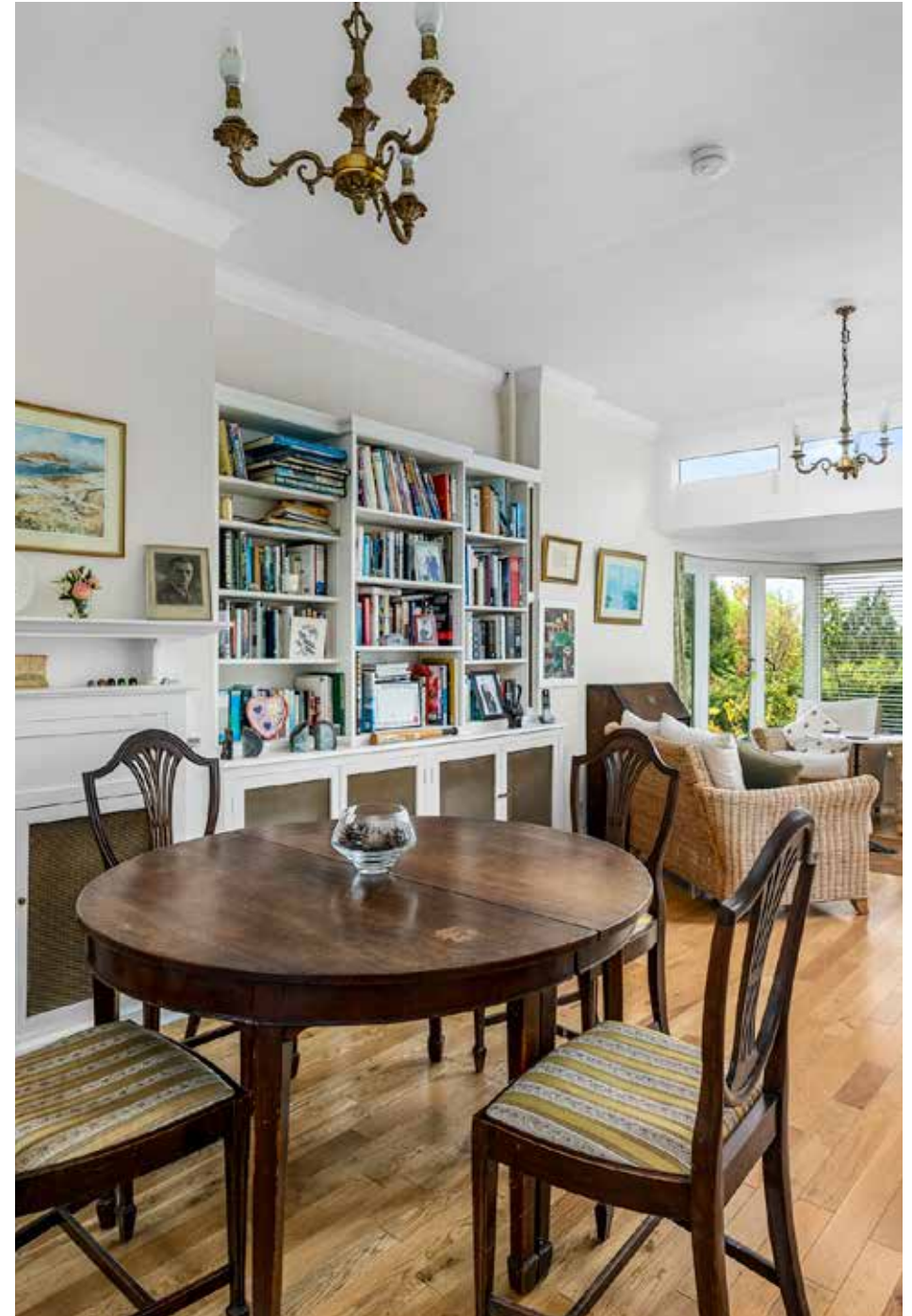


HISTORY OF THE PROPERTY

Built in 1909 and designed by renowned Malvern Architect Troyte Griffiths, Greyroofs is an impressive, three-storey Edwardian home overlooking Peachfield Common.

Griffiths came to Malvern in 1896 to work as an architect and remained in the town until his death in 1942. Among his claims to fame was his long friendship with Sir Edward Elgar, with whom he founded the Malvern Concert Club. He was immortalised as Variation VII ("Troyte") in Elgar's Enigma Variations.

The property has previously been arranged as two separate dwellings and so offers excellent potential for multi-generational living or for continued use as a single family dwelling.









THE PROPERTY

- An attractive and substantial detached house of over 4,700 sq. ft.
- Edge of town location with superb, far reaching views of the Malvern Hills and Severn Vale.
- Well maintained, but now in need of modernisation and with enormous potential to reconfigure the accommodation.
- Mature, South facing gardens extending to 0.86 acres.
- Private, off street parking and two garages.

The versatile accommodation includes five receptions rooms, two bathrooms, up to three kitchens and a number of additional rooms ideal for home working in the outbuilding.

The private front gardens are accessed via a gated driveway with access to a double garage and workshop, carport and coach garage. The large south facing rear gardens include a large full width sun terrace at the level of the reception rooms, formal lawns and a small orchard to the rear.







SERVICES

Council Tax - Band G (£3106.30 for 2026/27)

EPC - 65 D

Utilities – Mains electricity, gas and water. Mains drainage.

Part Double glazed windows.

Private, off street parking.

Located within the Malvern Hills AoNB

Not Listed

The property is situated within the Malvern Wells Conservation Area

Flood risk - Very Low (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Fast Broadband is available. We advise you to check with your provider.





LOCATION

What3words: valve.robot.slam

<https://w3w.co/valve.robot.slam>

Malvern is a thriving spa town well positioned for Worcester and the Birmingham conurbation, with easy access to the motorway network and direct mainline train links. The Malvern Hills, an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. Malvern has good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street.

There is excellent schooling from both the private and state sectors including The Royal Grammar School and The King's School in Worcester, Malvern College, and Prep schools in nearby Colwall.

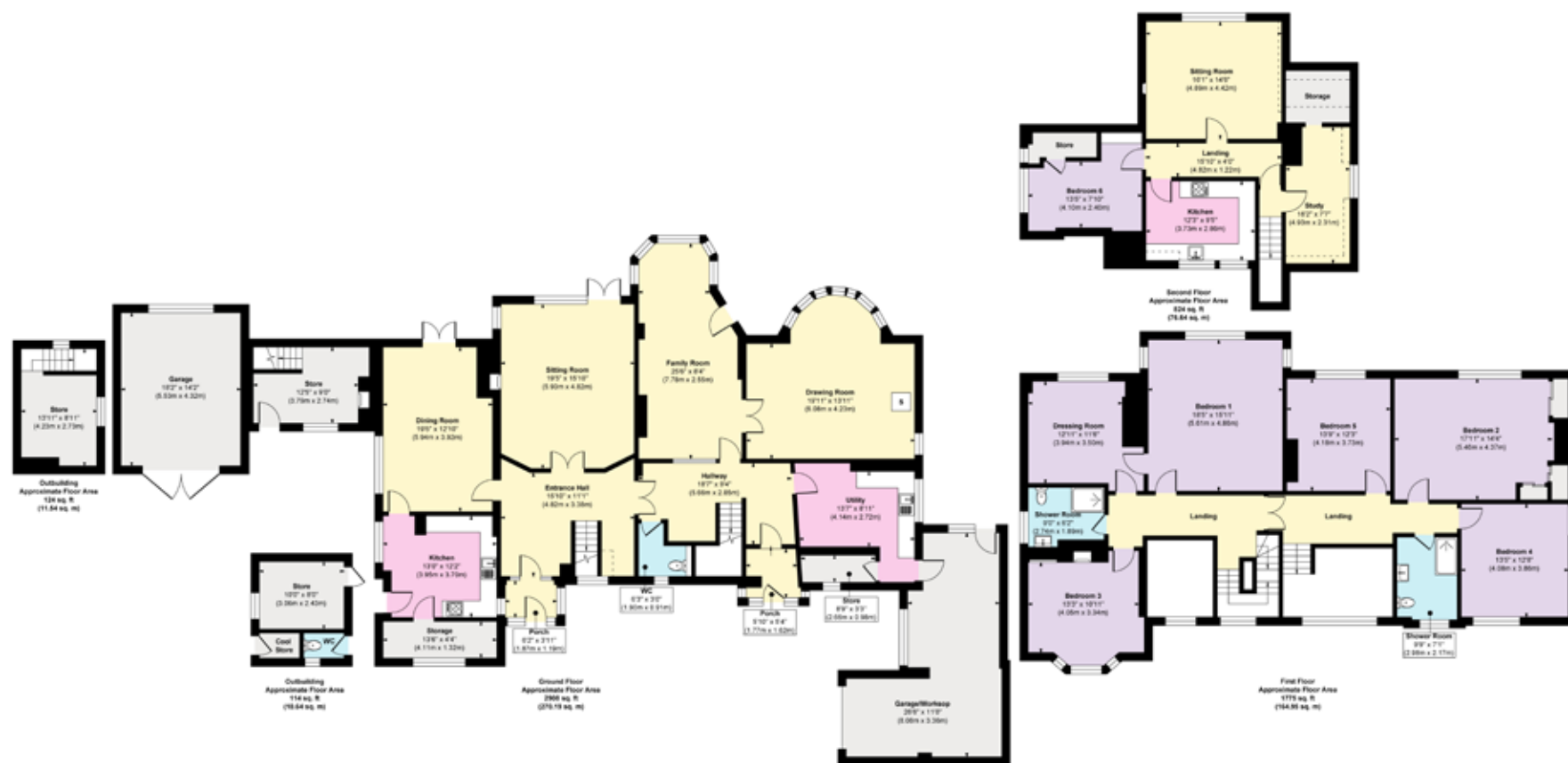
Trains run from Malvern Stations direct to Birmingham and London. Motorway access is via junction 7 of the M5 and junction 1 of the M50.







20 Peachfield Rd, Malvern, WR14 4AP

**Approx. Gross Internal Floor Area**

Main House = 4782 sq. ft / 444.33 sq. m

Outbuilding = 361 sq. ft / 33.63 sq. m

Garage/Workshop = 602 sq. ft / 56.00 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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We would be delighted
to tell you more.

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Your partners in property

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