



St. Peters Road

Malvern |

St. Peters Road, Malvern,

- NO ONWARD CHAIN, AVAILABLE IMMEDIATELY
- Modern detached residence with panoramic views of the Malvern Hills and Worcestershire
- Impeccably constructed in 2016, showcasing contemporary architecture paired with high-end finishes
- Benefiting from a remaining 1-year NHBC warranty for peace of mind
- Situated on a highly sought-after road, within walking distance to Great Malvern Town Centre, Malvern Link and Malvern Link Train Station
- Bright, spacious living room designed for comfortable everyday living
- Versatile snug, ideal as a home office or private retreat
- Stylish, contemporary fitted kitchen featuring integrated appliances and sleek cabinetry
- Separate utility/boot room with sink and additional storage cupboards. Door to garden
- Elegant family room with double glass doors opening onto the garden & deck, perfect for entertaining
- Four generously proportioned bedrooms , two with en-suite three quarter bathrooms
- Additional well-appointed full family bathroom
- Decked terrace with sweeping panoramic vistas over Malvern the Severn Valley and beyond
- Located on the prestigious St. Peter's Road, accessed by 'deco style' electric gates and ample driveway, is the demure frontage of this detached house.





Built to exacting standards, this modern detached home offers the rare balance of sophisticated design and serene living. Every detail has been considered to provide a sense of refinement and comfort, from the flowing open-plan living spaces to the bespoke finishes throughout.

Step into an expansive living room, designed with both elegance and comfort in mind, this room offers the perfect balance of grandeur and intimacy. Subtle architectural detailing enhances the sense of space, while the carefully considered layout invites effortless entertaining or quiet evenings by the fire. This follows through into the family room that captures the golden afternoon sun, creating a warm, welcoming ambience that transitions seamlessly from day to night.

At the heart of the home lies a contemporary, bespoke kitchen, tailored for both style and functionality. Clean modern lines, premium cabinetry, and Bosch high-end integrated appliances set the stage for culinary excellence. The open plan kitchen/diner is both a social hub and a practical workspace, while the adjoining separate utility room ensures that everyday tasks are discreetly tucked away. This space is not merely functional but designed as a statement of contemporary luxury - a kitchen where family, friends, and guests can gather.

The entire ground floor accommodation benefits from zoned under floor heating with traditional radiators in the bedrooms and heated towel rails in the bathrooms and en-suites.

The residence offers four bedrooms, each one can accommodate a double or king size bed and have built in storage/wardrobes. The principal suite exudes understated elegance, with generous proportions, soft natural light, a walk in wardrobe and tranquil views over the Severn Valley and beyond.

The second ensuite bedroom offers equal attention to detail, perfect for guests or family members seeking their own private haven. Both additional bedrooms are thoughtfully designed, providing versatility for family living, guest accommodation, or the creation of a study or dressing room. Every room benefits from ample storage and a considered layout, ensuring both practicality and luxury.

The ensuite bathrooms are finished to an exceptional standard, featuring sleek contemporary fittings. The family bathroom continues the theme of indulgence, with a deep bathtub and modern fixtures that blend functionality with refined style.

The property's gardens include topiary hedging around lawn areas; raised beds for topiary balls or growing vegetables for the kitchen and a small but productive fruit orchard and wild flower area. Thoughtfully arranged terraces and seating areas provide perfect vantage points to enjoy the ever-changing skies over the hills.

Complementing the main residence, the grounds also feature a detached garden studio, offering endless possibilities as a private office, art space, or wellness retreat. A large storage outbuilding discreetly accommodates practical needs, and the integrated double garage accessed from the driveway via electric up and over doors or via the house, offers the opportunity to convert to further accommodation or a gym.





TOWN &
COUNTRY
HOMES

Great Malvern, with its wonderful Malvern Hills, is the main focal point for the district and retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition, there is a rare mix of boutique shops and cafes, as well as a Waitrose and various hotels. Malvern Link provides access to a further range of shops, a small injuries A&E Hospital, dentists, doctors and other facilities.

The county town and cathedral city of Worcester, lying on the banks of The River Sever, is some 8 miles northeast providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol.

Malvern benefits from two railway stations: Great Malvern and Malvern Link. The Worcester Parkway Railway Station, situated to the East of Worcester, can also be easily accessed by car. Fast train services are available direct to London and Birmingham from Malvern Link and Worcester Parkway stations.

The county of Worcestershire has an enviable range of state and private schools including in Malvern: the Wyche and Wells Primary, the Chase Secondary, Malvern College and Malvern St. James' Girls School; Worcester offers, amongst others, the Kings Schools and Royal Grammar Schools; Cheltenham, easily accessed via the M5 motorway, offers numerous prestigious schools including Cheltenham College and Cheltenham Ladies College.

- Mains Water and Drainage
- Mains Gas
- Mains Electricity
- Tax Band G
- Integrated Security Alarm System

Administrative deposit:
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.





FOX

22, St Peters Road, Malvern, WR14 1QS



Total Approx Area: 263.0 m² ... 2831 ft²
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 the operability or efficiency can be given.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

