



FOX  TOWN & COUNTRY HOMES

Wyche Road

Malvern |

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Wyche Road, Malvern,

- Situated in an enviable, elevated position.
- Breathtaking panoramic views over the Worcestershire countryside with access onto the Malvern Hills nearby, which is ideal for walking.
- Accessed via a stone pathway through mature gardens.
- Surrounded by magnificent trees for enhanced privacy.
- Inviting sitting room with a log-burning stove.
- High-specification, fully fitted kitchen with contemporary design.
- Spacious dining room adjacent to the kitchen.
- Well-appointed utility room for ample storage and organisation.
- First floor features three generous double bedrooms.
- Master suite includes an en-suite shower room.
- Stylish family bathroom with separate shower cubicle.
- Converted loft space on the second floor with exposed beams and vaulted ceiling.
- Loft area ideal as a playroom, art studio, or home office.
- Spacious decked patio area for al-fresco dining.
- Ample room for a large table, chairs, and barbecue.
- Mature gardens with winding paths, a greenhouse, and all year-round greenery.
- Separate studio beneath the main house/potential for an annexe subject to planning etc.
- Opportunities for guest accommodation or income generation.
- Off-road parking for two vehicles.

Situated in an enviable elevated position, this stunning detached character home offers breathtaking panoramic views over the picturesque Worcestershire countryside. As you approach the property along a winding stone pathway, you'll be greeted by stunning mature gardens, where magnificent trees provide a striking vista and complete privacy.

Step inside to find a lovely sitting room, featuring a log-burning stove and a large window that invites the mesmerising landscape indoors. This inviting space is perfect for relaxing with family or entertaining friends.





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The high-specification kitchen is a cook's dream, fully fitted and beautifully equipped, with sleek, contrasting worktops and clean lines, this contemporary kitchen seamlessly blends style and functionality. Adjacent to the kitchen is a spacious dining room, where you can enjoy family meals, all while taking in the stunning countryside backdrop. For added convenience, a well-appointed utility room provides ample storage space, ensuring your home remains organised and clutter-free.

On the first floor, you'll find three generously sized double bedrooms, (two of which have panoramic countryside views) including a master suite with an en-suite shower room. A stylish family bathroom, complete with a separate shower cubicle, services the remaining bedrooms, ensuring comfort for all.

A further flight of stairs from the third bedroom takes you to the second floor; discover a converted loft space with exposed ceiling beams and a vaulted ceiling. This fabulous area can serve as a children's playroom, an art studio, or a dedicated home office—a versatile space to suit your lifestyle.

Step outside to a spacious decked patio area, perfect for al-fresco dining with ample space for a large table, chairs, and a barbecue. The mature gardens are a true delight, offering privacy with winding paths, a greenhouse, and all year-round colour.

This exceptional property also presents the potential for an annexe, located conveniently beneath the main house, offering possibilities for guest accommodation or a future income-generating asset/work from home/gymnasium (subject to planning etc) With off-road parking for two vehicles, this fabulous home combines character with 21st century amenities, making it ideal for modern family living.

Great Malvern, with its wonderful Malvern Hills adjoining the properties, 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 further high street retailers. The county town and cathedral city of





Worcester, lying on the banks of The River Severn, 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. Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway Station, situated to the east of Worcester, increases the capacity to London as well as reducing the journey time. This has a significant impact on Worcestershire's accessibility to the capital and other regional center's. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst at Worcester there is the King's Schools and Royal Grammar Schools.

Services: Gas Central Heating, Mains Electric, Mains Water, Mains Drainage.

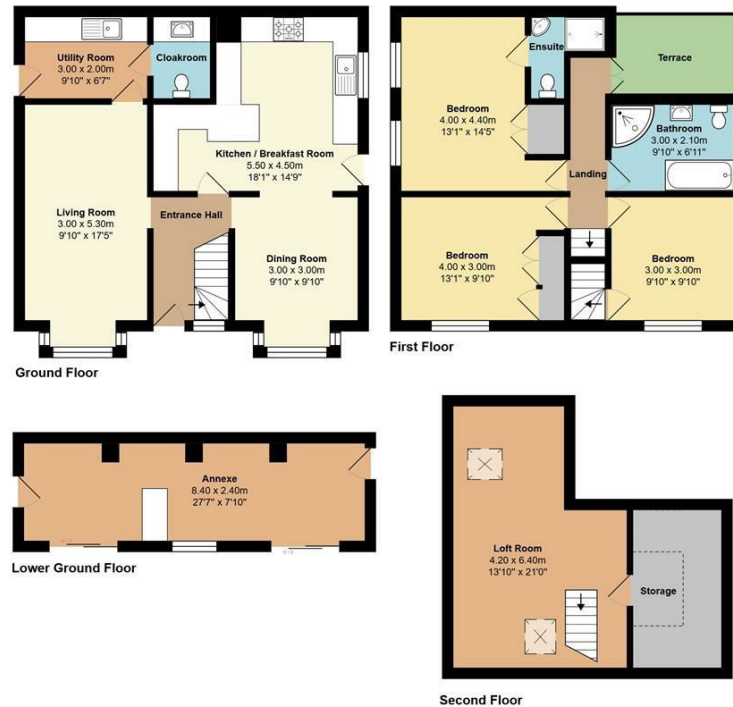
Administrative deposit:

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**

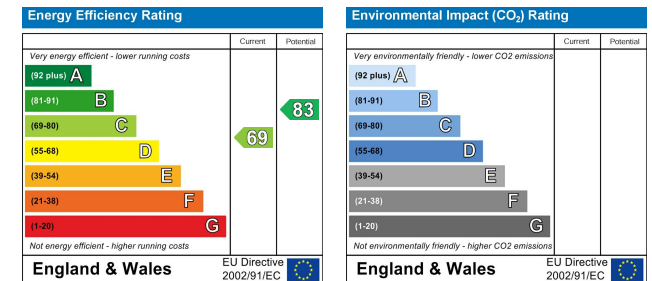




35, Wyche Road, Malvern, WR14 4EF



Total Approx Area: 160.0 m² ... 1722 ft² (excluding terrace, storage)
 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.



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