



Foxley Bank, Eaton Road

Malvern | Worcestershire



Foxley Bank, Eaton Road, Malvern, Worcestershire

- Stunning Location
- Detached character property
- Surrounded by large, mature gardens
- Breathtaking views from the first floor
- Adjacent to a footpath leading onto the Malvern hills
- Situated on a peaceful no-through road
- Two floors with ample space for family living
- Four generous double bedrooms
- Spacious sitting room with open fireplace
- Elegant dining room for entertaining
- Fitted breakfast kitchen
- Utility room adjacent to the kitchen
- Private gardens, beautifully designed
- Expansive patio area for al fresco dining
- Steps leading to various aspects of the garden, ideal for gardening enthusiasts
- Single garage for additional storage or workshop space
- Convenient parking directly outside the property (not on the deeds)
- CHAIN FREE.

Location, Location, Location!

Situated in an elevated position with panoramic countryside views over Worcestershire from the first floor, Foxley Bank is a detached character property that offers a unique blend of privacy and modern living. Surrounded by large, mature gardens and breathtaking views this exceptional home is a real gem.





Situated on a peaceful no-through road, Foxley Bank is adjacent to a footpath leading straight onto the Malvern hills, perfect for long walks and exploring the woodland and hills behind the property; nature right on your doorstep!

This wonderful home spans two floors, providing ample space for family living. With four generous double bedrooms, there's room for everyone to relax and unwind. The spacious sitting room, featuring an inviting open fireplace and original crittle windows, is perfect for cosy evenings in. The adjacent dining room offers an elegant setting for entertaining, while the fitted breakfast kitchen is both practical and stylish. A convenient utility room adjacent to the kitchen adds to the functionality of this wonderful home.

Step outside into your private gardens, a beautifully designed retreat. The expansive patio area invites you to enjoy al fresco dining and gatherings with family and friends. Meander down the steps to discover the various aspects of the garden, making it a gardener's paradise with endless possibilities for horticultural enthusiasts.

Foxley Bank also features a single garage, providing additional storage or workshop space, with parking conveniently located directly outside the property for ease of access.

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



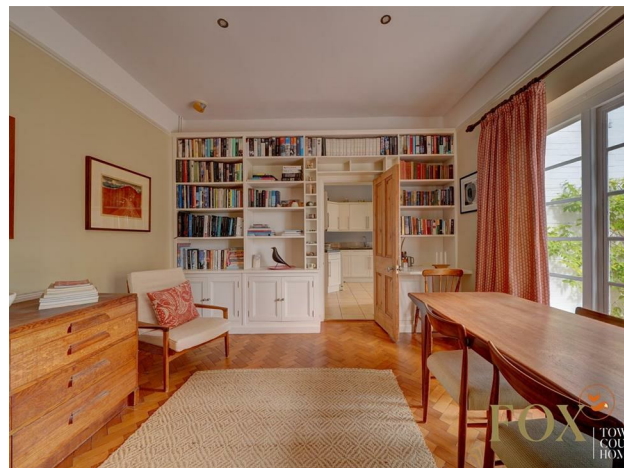


street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University. The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as 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 centres. 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

Mains Water - Mains Electricity - Mains Gas - Mains Drainage - Tax Band F

Administrative Deposit:

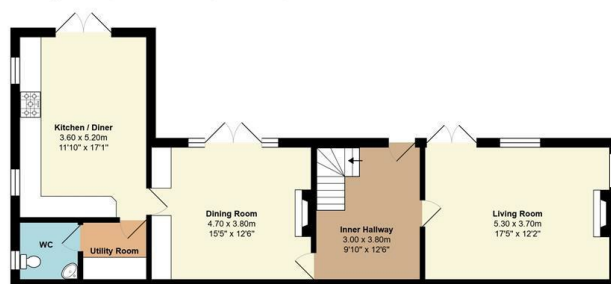
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full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



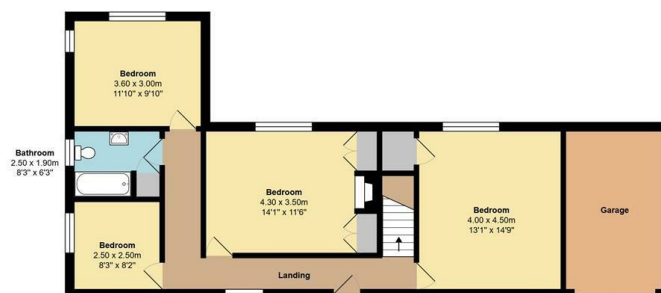


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Foxley Bank, Eaton Road, Malvern, WR14 4PE

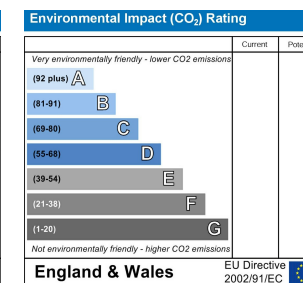
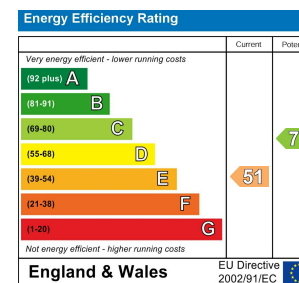
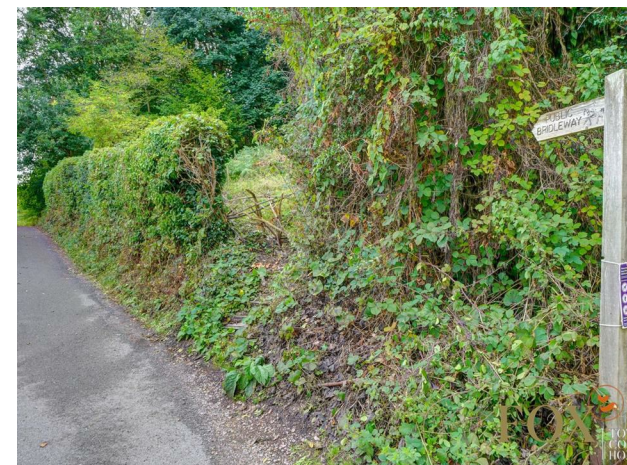


Lower Ground Floor



Upper Ground Floor

Total Approx Area: 155.0 m² ... 1669 ft² (excluding garage)
 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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