



Queens Drive

Malvern |

FOX TOWN & COUNTRY HOMES

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## Queens Drive, Malvern,

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- CHAIN FREE

- Breathtaking panoramic views over the Worcestershire countryside.

- Direct access onto the Malvern Hills nearby, which is ideal for walking.

- Walking distance into Malvern Town Centre with direct train line to Worcester, Birmingham and London.

- Self contained annex.

- Versatile living space.

- New bespoke fitted kitchen with quartz worktops and contemporary design.

- Bright and airy utility room with storage.

- Large sitting room for relaxation and entertaining.

- Four double bedrooms.

- Single garage and off road parking.

- Large plot with mature gardens.

- Catchment area for excellent private and state schools.









A wonderful four bedroom family home with annex and panoramic countryside views over The Malvern Hills

Set on a generous plot with mature gardens, this exceptional 4-bedroom home combines elegant living spaces, a versatile annex, and one of the finest views in Worcestershire.

The heart of the home is the open-plan bespoke kitchen and dining area, perfect for family life and entertaining, complemented by a large sitting room that frames breathtaking panoramic views over Great Malvern. The ground floor also offers a practical utility room and a downstairs shower room.

Upstairs, you'll find four well-proportioned bedrooms, including a master and a well equipped family bathroom.

The self-contained annex provides outstanding flexibility – ideal for guests, extended family, or a home office – while the single garage offers secure ample storage.

Perfectly positioned close to Malvern Town Centre, with its direct rail links to Worcester, Birmingham and London, the property offers immediate access to the Malvern Hills, renowned for their scenic walks, perfect for the ultimate dog walk.

This is more than just a home – it's a lifestyle, offering space, comfort, and nature on your doorstep.

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. 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 and Drainage

Mains Gas

Mains Electricity

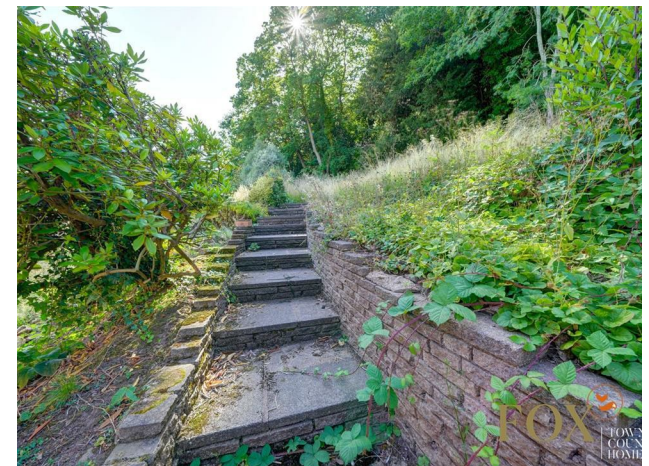
Tax Band F

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**

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.





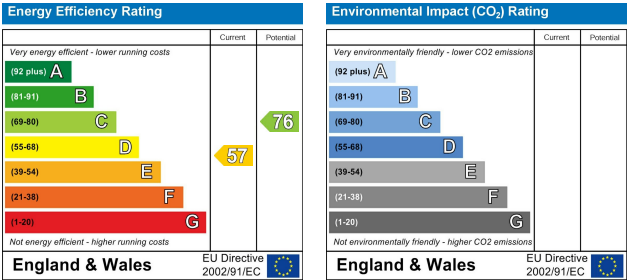




23, Queens Drive, Malvern, WR14 4RE



Total Approx Area: 165.0 m<sup>2</sup> ... 1776 ft<sup>2</sup>  
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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