



Worcester Road
Malvern | Worcestershire.

FOX  TOWN &
COUNTRY
HOMES

Worcester Road, Malvern, Worcestershire.

A unique home of exceptional design and breathtaking views.

Set within walking distance of all Great Malvern’s amenities, 48a Worcester Road is a truly remarkable property. Elegant, contemporary, and highly individual, this home has been designed to maximise its extraordinary panoramic views across the Worcestershire countryside – views that are as captivating as they are ever-changing. Offering approximately 2,368 sq.ft. of versatile living space arranged over four floors, this is a property that delivers both style and substance in equal measure.

Key Features

- Approximately 2,368 sq.ft. of spacious and versatile accommodation
- Elevated position with panoramic countryside views
- Walking distance to Great Malvern amenities
- Underfloor heating on lower ground and ground floors
- Bi-fold doors to balconies and patio areas
- High specification finishes throughout

Accommodation

Light-Filled Living Spaces

Tall ceilings and expansive windows allow natural light to cascade through every room. The principal living space is an impressive open plan living/dining/kitchen area with underfloor heating, ceiling downlighters, Corian worktops, and a comprehensive range of fitted wall and base units. Two sets of large bi-fold doors open onto an extensive patio – perfect for year-round alfresco dining and entertaining.

An adjacent utility room and a separate cloakroom add to the practicality of this home.

Flexible Reception Rooms

A further sitting room enjoys bi-fold doors onto a balcony, once again showcasing those exceptional views. A separate study/music room, also accessed via bi-fold doors, provides the ideal environment for home working or creative pursuits.

Bedrooms & Bathrooms

Cleverly arranged, the four bedrooms include a stunning master suite with a luxurious en-suite bathroom. The additional bedrooms are serviced by a stylish family bathroom; all finished to the same exacting standards.





Outdoor Space

Approached by beautifully designed symmetrical steps, the gardens are a delight for the senses. An explosion of colour greets you as you move through this carefully landscaped space, with seating areas positioned to enjoy the garden from every angle.

The generous driveway provides ample parking for several vehicles, with space for a trailer.

This exceptional property combines contemporary design, spectacular views, and a highly convenient location. It will appeal to those seeking:

- Exceptional living space with a high-quality finish
- Ever-changing views over the Worcestershire countryside
- Easy access to Great Malvern's shops, cafés, and transport links

48a Worcester Road is, quite simply, a gem of a home – a rare opportunity to acquire something truly special in the heart of Great Malvern.

Malvern, with the 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 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 are the King's Schools and Royal Grammar Schools

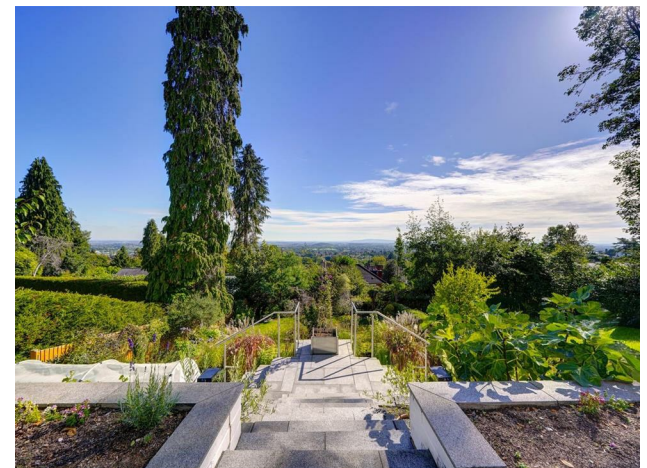




Mains Water
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Broadband
Tax Band G

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**

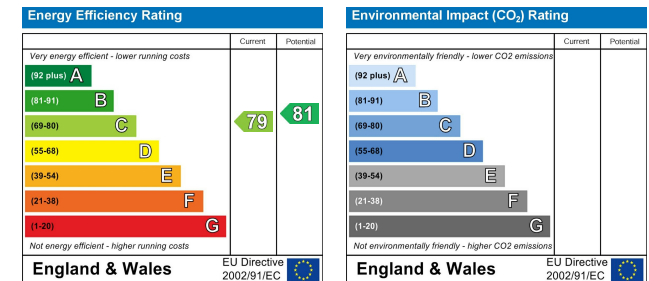




48a, Worcester Road, Malvern, WR14 4AA



Total Approx Area: 220.0 m² ... 2368 ft² (excluding balcony)
 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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