



Hancocks Lane

Malvern | Worcestershire.



Hancocks Lane, Malvern, Worcestershire.

- Grounds Farm House accommodation of 269 sqm
- Gardens and grounds of approximately one acre
- Captivating location with stunning views of the Malvern Hills and beyond
- Easy access to the Hills and Castlemorton Common
- 1000s of acres of common land to explore on foot or cycle from the gate
- Five-bar gate leading to a long sweeping driveway
- Thoughtfully renovated and extended
- Impressive entrance hall
- Jaw-dropping kitchen family/dining room
- Separate sitting room
- Underfloor heating
- Large utility room with floor-to-ceiling cupboards and units
- Stylish ground floor shower room
- Four double bedrooms including a generous master bedroom with en-suite
- Family bathroom with bath and walk in shower
- Breathtaking gardens
- Ample parking
- Double garage
- Shared driveway - privacy assured with only one other property nearby
- Ground source heat pump and solar panels with battery storage

Grounds Farm House is a country oasis, situated in a captivating, peaceful location, surrounded by fields. A stunning residence that has been beautifully renovated and extended. This exceptional property offers expansive family accommodation with a perfect blend of modern luxury and quiet countryside living. Step into a fabulous entrance hall that sets the tone for the elegance and high specification found throughout the entire home.





The jaw-dropping kitchen family/dining room is designed for both functionality and style, fully fitted with appliances, underfloor heating and countryside views through every window create an ever-changing backdrop to your day. Enjoy cosy evenings in the separate sitting room, perfect for relaxation or entertaining friends and family. Experience the comfort of underfloor heating throughout the entire ground floor, ensuring warmth during every season.

A large utility room with floor-to-ceiling cupboards and units provides ample storage, while a beautifully designed separate shower room adds convenience for family and guests. This fabulous residence has four double bedrooms, including a generous master with en-suite. A separate family bathroom with a bath and walk-in shower caters to the needs of the whole family.

Move outside to beautiful gardens featuring vibrant spring and summer flower beds, mature trees, and evergreens that offer colour year-round, peaceful, and idyllic outdoor space. Ample vehicle parking alongside a convenient double garage.

Approached through a five-bar gate, the long sweeping driveway reveals the stunning grounds and gardens ahead. This private drive is shared with only one other property, ensuring you enjoy stunning countryside views and absolute peace and quiet away from the pressures of everyday life.

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

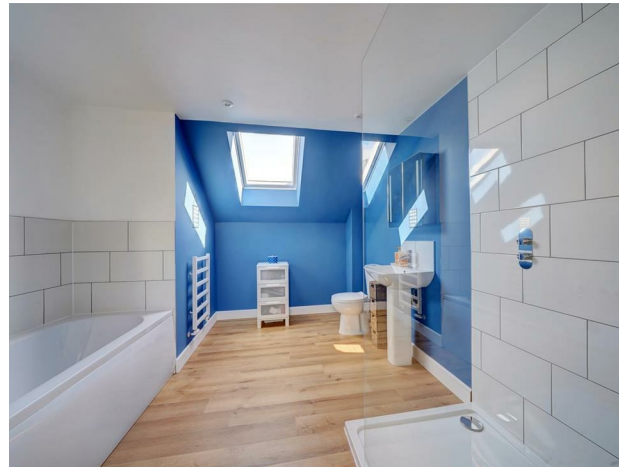




of the River Severn, is some 8 miles northeast providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University. The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham 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 Electricity
Mains Water
Septic Tank
Solar Panels/Storage Battery
Ground Source Heat Pump
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**

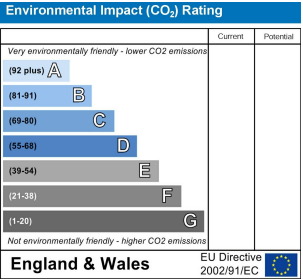
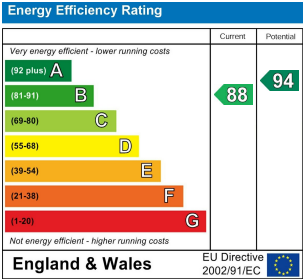
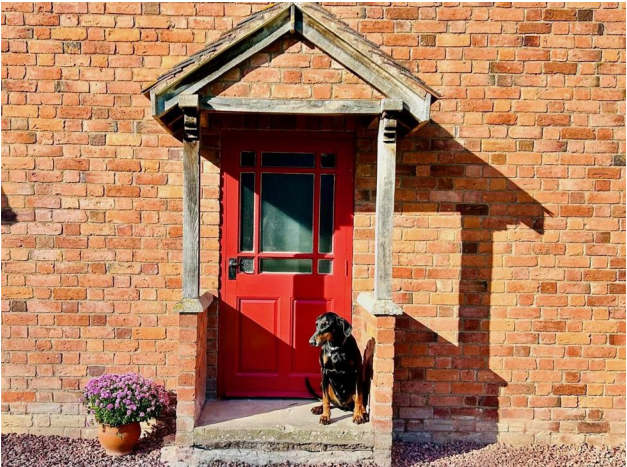




Grounds Farm House, Grounds Farm, Hancocks Lane, Malvern, WR14 4JP



Total Approx Area: 269.8 m² ... 2904 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.



Tel: 01684 210950 or 01905 947640
contact@foxtownandcountryhomes.co.uk
39, Worcester Road, Malvern, Worcestershire, WR14 4RB
www.foxtownandcountryhomes.co.uk

