



St. Ann's Road

Malvern |

FOX  TOWN &
COUNTRY
HOMES

St. Ann's Road, Malvern,

Hillside House

- Architecturally designed, Mid-Century Modern style, home
- On the Malvern Hillside - directly over-looking Great Malvern High Street
- A few minutes walk into town
- Direct access from garden gate to the Malvern Hills
- See for miles! Breathtaking panoramic views over Malvern Priory, the Severn Valley, Bredon Hill and the Cotswolds.
- Stunning sunrises
- Approximately one acre of grounds - including several terraces and a woodland garden
- Approximately 2,487 sqft of luxurious living space
- Spectacular open-plan living room and kitchen, with floor-to-ceiling glass windows
- A suspended stylish wood-burner
- Integrated appliances
- Three with potential for five bedrooms
- En-suite shower room
- Modern family bathroom
- Potential for annexe accommodation
- Workshop/storage
- Driveway parking
- Garden lighting, abundance of outdoor power-points/outside taps

Hillside House with its breathtaking views via floor-to-ceiling glass windows, invites the outside in and showcases the most fabulous ever-changing landscape.

The expansive open-plan living room/dining room/kitchen, complete with a striking ceiling-mounted log burner, brings warmth and a touch of architectural drama to this unique home.

Elegant light wood coloured flooring and stylish ceiling pendants enhance the relaxed ambiance – creating a perfect setting to relax and feel at home.





The contemporary kitchen features sleek quartz worktops, well-planned storage, and a practical layout suited to both keen cooks and casual dining.

Hillside House includes potential for three/five bedrooms, with the master bedroom offering a stylish en-suite. A modern family bathroom serves the remaining rooms, ensuring comfort for all.

The lower ground floor, currently a games room and studio with cloakroom, offers flexible potential as a private guest space or an income-generating annexe.

On either side of the house there are terraced areas – ideal for year-round entertaining. A dedicated workshop keeps garden tools neatly stored up in the woodland garden, where meandering paths lead to the back gate offering direct access to St. Ann's Well and the hills.

Ample driveway parking ensures convenience for residents and guests alike.

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 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

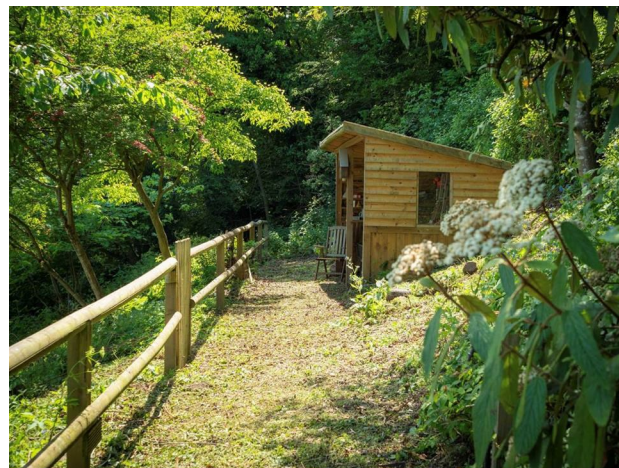
Mains Gas

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

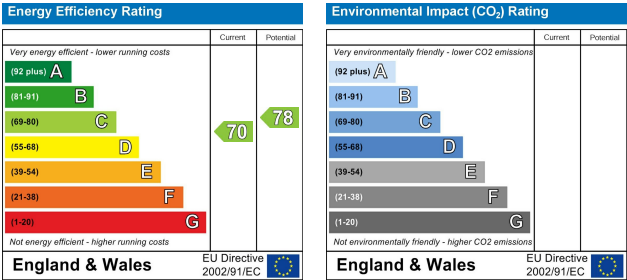




Hillside House, 38, St Anns Road, Malvern, WR14 4RG



Total Approx Area: 231.0 m² ... 2487 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.



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