Allan Morris
estate agents

Drayton House, 62 Hall Green,
Malvern, WR14 3QX

MAYFAIR
OFFICE GROUP

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A beautifully presented and exceptionally spacious four-bedroom detached family home, finished to an outstanding specification and occupying a generous 0.6-acre plot in a highly desirable edge-of-town location. Enjoying convenient access to the excellent amenities, schools, and transport links that Malvern has to offer, the property combines traditional family living with modern efficiency and versatile accommodation. Features include four double bedrooms, three bathrooms, four reception rooms, a study, a double garage, a gated entrance, exceptional gardens, a pool with a retractable cover, extensive parking, and a high level of specification throughout. This outstanding family home also benefits from a solar and battery storage electrical system. We strongly recommend viewing this unique and very special family residence.

PROPERTY SUMMARY
Occupying a substantial plot, the property provides versatile and well-planned accommodation throughout, briefly comprising: a large reception hallway, WC, sitting room, and a stunning open-plan kitchen, dining, and family room featuring a vaulted ceiling and direct access to the rear garden, creating an exceptional space for modern family living and entertaining. Additional ground floor accommodation includes a garden room/conservatory, utility room, boiler room, a separate snug (which could also serve as a ground-floor bedroom, games room, or playroom), and a dedicated study. To the first floor is a generous landing and an impressive principal suite enjoying a dual-aspect outlook, fitted wardrobes, and a luxurious en-suite bathroom. There are three further double bedrooms, with Bedroom Two also benefiting from an en-suite shower room, in addition to a well-appointed family bathroom. The property is approached via electrically operated double gates and enjoys a substantial frontage with ample off-road parking, an integrated double garage, and EV charging facilities. The beautifully landscaped rear garden is undoubtedly one of the property's defining features, offering an excellent degree of privacy and incorporating a generous terrace ideal for outdoor entertaining, extensive level lawns, mature and well-stocked shrub borders, and attractive pathways. Further features include a 5-foot-deep circular plunge pool with retractable cover, a Victorian-style greenhouse, and a productive vegetable garden. The garden is mature, carefully maintained, and provides a superb outdoor setting for family life.

LOCATION
Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ENTRANCE HALL 14'9" x 9'9" (4.52m x 2.99m)
A spacious and welcoming entrance hall with front- and side facing windows, staircase rising to the first floor, feature fireplace, under-stairs storage, motion sensor lighting, and a full height ceiling with feature hanging glass light fittings. Doors lead to:

SITTING ROOM 12'11" x 19'11" (3.95m x 6.09m)
Front facing with a double glazed bay window overlooking the frontage, marble fireplace with inset gas fire, wall mounted television point, and double doors opening to the family/dining room.

WC
Front-facing with uPVC window, wall hung low level WC with concealed cistern, wash basin, and tiled walls.

KITCHEN 9'3" x 12'4" (2.84m x 3.76m)
A contemporary style kitchen fitted with a range of cabinetry and DecoGlaze glass worktops, featuring an island unit with inset sink and mixer tap. There is space for a range cooker, integrated dishwasher, an integrated refrigerator, Neff microwave, extractor hood, and glass splashback. A walk-in pantry provides additional storage and shelving. A door leads to the utility room.

FAMILY/DINING ROOM 23'5" x 11'7" (7.16m x 3.55m)
Featuring high ceilings, two sets of rear facing double doors opening onto the garden, electrically operated rain sensing roof windows, and programmable underfloor heating. Double doors open to:

GARDEN ROOM / CONSERVATORY 20'0" x 11'8" (6.12m x 3.58m)
A very impressive garden room/conservatory with double doors opening onto the rear garden, a door leading to the garage, independant underfloor heating and air conditioning.

UTILITY ROOM
Rear facing with a double glazed window, complemented by a range of eye and base level units with glass worktops, inset double sink with mixer tap, motion sensitive and under unit lighting, space for a washing machine and additional appliances, space for an American style fridge freezer, and spotlighting. Door opening to:

REAR HALL
uPVC rear door, with doors opening to the boiler room, which houses a wall-mounted gas boiler and provides useful storage.

WC
Rear facing with uPVC window, low-level WC, wash basin, and heated towel rail.

SNUG 12'9" x 18'7" (3.90m x 5.68m)
A useful additional reception room that could be used in a variety of ways, including as a ground floor bedroom, playroom, or games room. Front facing with double glazed window and double glazed doors opening to the front, side facing window, wood effect flooring, wall-mounted electric fire with slate effect feature wall, television point, and door opening into:

STUDY 12'9" x 6'3" (3.89m x 1.91m)
Side facing double glazed window, fitted study furniture and storage including shelving and cabinets, and continued wooden effect flooring. This room could also be utilised as an additional bathroom or ensuite to a groundfloor bedroom, as plumbing is easily accessible.

FIRST FLOOR LANDING
Front facing double glazed window, generous landing space with wooden and glass balustrading, loft access, and doors leading to:

BEDROOM ONE 19'11" x 14'11" (6.09m x 4.56m)
A particularly spacious principal bedroom suite with dual aspect front and rear facing double glazed windows providing an abundance of natural light and views to both aspects. An extensive range of fitted bedroom furniture and storage includes wardrobes, drawers, and a dressing table. Television and telephone points. Door leading to:

ENSUITE 14'4" x 6'5" (4.37m x 1.98m)
uPVC double glazed window to the rear aspect, double-ended bath with recessed bathroom television, low-level WC, vanity unit with twin wash basins, large walk-in shower, electric towel radiator, integrated lighting, full length heated mirror, and speaker system with radio. Fully tiled walls and floor with underfloor heating.

BEDROOM TWO 10'9" x 12'4" (3.30m x 3.78m)
Front facing uPVC double glazed bay window with views towards the Malvern Hills, fitted bedroom furniture and drawers, television point, and door leading to:

ENSUITE TWO 14'4" x 6'5" (4.37m x 1.98m)
Front facing double glazed window, recently refitted shower room with wet room style flooring and rainfall shower head, low-level WC, wash basin, tiled walls, underfloor heating and heated towel rail.

BEDROOM THREE 13'8" 10'4" (4.18m 3.17m)
Front facing double glazed window with views towards the Malvern Hills, fitted bedroom furniture, and wall mounted television point.

BEDROOM FOUR 13'5" x 9'4" (4.11m x 2.87m)
Rear facing uPVC double glazed window overlooking the rear garden, fitted bedroom furniture and storage, and television point.

FAMILY BATHROOM 13'3" x 5'7" (4.05m x 1.71m)
Rear facing uPVC window, panelled bath, large walk in shower with glass screen, low-level WC, wall-hung wash basin, spotlighting, and heated towel rail.

GARAGE 20'3" x 19'5" (6.18m x 5.94m)
A generous double garage with a side-by-side configuration, twin electrically operated up-and-over doors, side access door, power and lighting, EV charging point, photovoltaic solar inverter, and 13kWh Tesla battery storage system.

OUTSIDE FRONTAGE
Accessed via electric double gates with an additional pedestrian gate, opening onto a private frontage with a block-paved driveway providing parking for several vehicles. The frontage is enclosed by beautifully maintained privacy hedging and includes gated pedestrian and vehicular side access to the rear garden. The front garden is laid with white stone chippings, feature ornamental ponds, and attractive potted planting.

REAR GARDEN
The rear garden is the true showstopper of the property: a substantial, level, and immaculately maintained outdoor space. Immediately to the rear of the house is a large terrace seating area, complemented by a brick-built circular table and seating area, together with attractive potted planting.

The remainder of the garden is laid mainly to an immaculate flat lawn, with pathways to either side bordered by flowering shrubs and established planting, leading to various seating areas and viewpoints throughout the garden.
A heated Pfeiffer deep-plunge swimming pool is situated within the grounds, with a timber boiler house serving the pool. The pool benefits from a retractable glass cover that extends and secures to the ground, allowing year-round use.

To the rear of the garden is an area of mature trees forming a woodland garden, with pathways leading to a substantial Alitex brick/ aluminium built period-style greenhouse, positioned in a secluded corner of the garden. This area also features a pond with waterfall and decorative waterside planting.

To the left-hand side of the garden is an additional area of land containing two timber garden storage sheds and a well-established vegetable garden with raised beds enclosed by timber fencing.
The garden must be viewed to be fully appreciated, having been thoughtfully designed and maintained to an exceptionally high standard.

DIRECTIONS
From Great Malvern proceed down Church Street and onto Barnard's Green Road. At the traffic island in Barnard's Green, take the third exit in the direction of Upton upon Severn through the arcade of shops. After the road straightens and becomes the Guarlford Road, take the left hand turning onto Hall Green. The property will be found on the left hand side behind double gates, To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

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ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.
SERVICES: Mains gas, mains electricity, water and drainage are connected. The property also benefits from solar panels and a Tesla battery storage system. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F
MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £995,000

Approximate total area(1)

287.7 m²

Reduced headroom

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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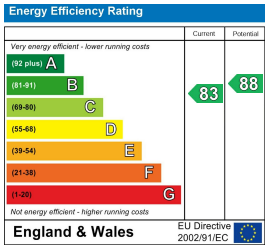

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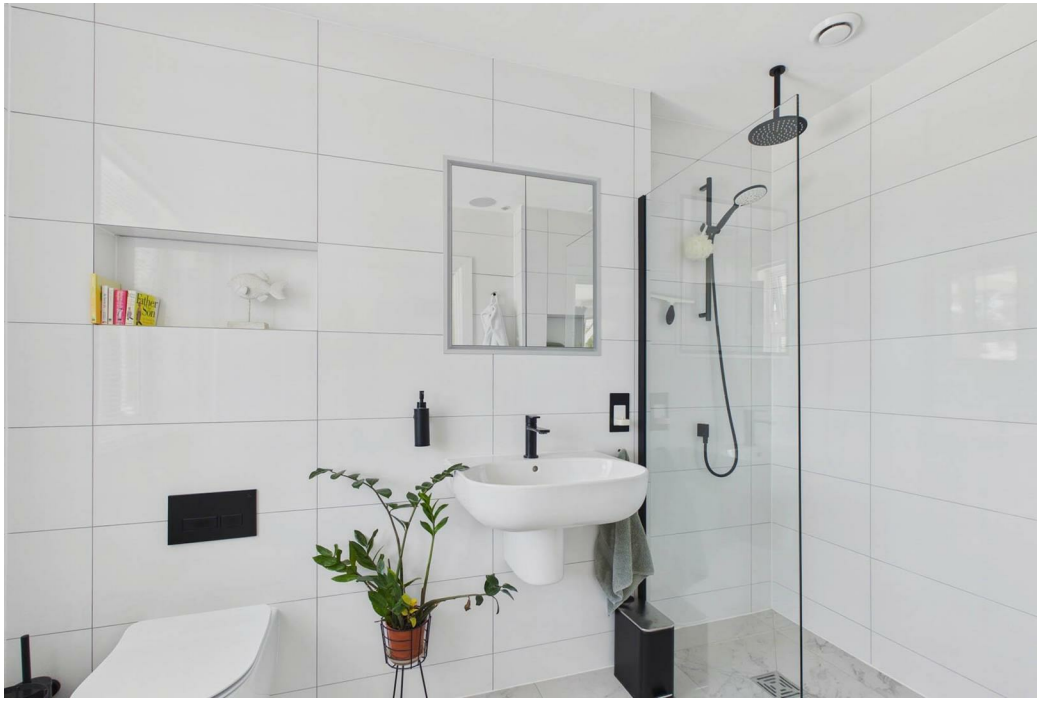
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