



Meadow Grange Meadow Road, Malvern, WR14 2SB  
Guide Price £760,000



**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Philip Laney & Jolly Malvern are delighted to offer to the market Meadow Grange. Located on the picturesque Meadow Road in Malvern, this exceptional six-bedroom detached family home offers a perfect blend of modern living and natural beauty. The property is impressively presented and has been thoughtfully improved, making it an ideal choice for families seeking space and comfort.

As you approach the house, you are greeted by a sweeping drive that provides ample parking for multiple vehicles along with a double garage for added convenience. Upon entering, you will find an inviting hallway, two spacious reception rooms, including a welcoming living room featuring a charming gas fuelled woodburner stove. The bi-folding doors seamlessly connect the living space to a stunning half-acre natural garden, creating an inviting atmosphere for both relaxation and entertaining.

The heart of the home is the fitted contemporary kitchen breakfast room, which is perfect for family gatherings. Additionally, a utility room and two well appointed WCs enhance the practicality of the layout. For those who require a dedicated workspace, a study is also included.

The property enjoys six generously sized bedrooms, with the main bedroom offering a luxurious dressing room and a modern ensuite bathroom. A family bathroom and an additional shower room ensure that there is no shortage of facilities for the entire family.

Further enhancing the appeal of this remarkable home are the solar panels, double glazing, and gas central heating, ensuring energy efficiency and comfort throughout the year. The surrounding gardens are a true highlight, featuring various seating areas that invite you to enjoy the tranquil outdoor space.

In summary, this substantial family home on Meadow Road is a rare find, combining spacious living, modern amenities, and beautiful gardens in

**Front of Property**

Gated gravel driveway. Electric charging point. Outside tap. Planted borders.

**Entrance Porch**

Double Glazed front door with double glazed window to either side. Radiator. Ceiling spotlights.

**Hallway**

Ceiling spotlights. Radiator. Understairs storage cupboard. Stairs to first floor. Doors off to:

**WC**

Pedestal wash hand basin. Low level WC. Radiator. Ceiling spotlights. Obscure internal window.

**Living Room**

Two radiators. Ceiling spotlights. Four wall light points. Gas log burner inset into feature fireplace. Double glazed window to rear and front aspect. Double glazed bi-folding doors to side leading into garden.

**Dining Room**

Double glazed window to rear aspect. Radiator. Ceiling spotlights.

**Kitchen**

Matching wall and base units with surfaces over. Double glazed window to front and side aspects. Island with breakfast bar. Two radiators. Ceiling spotlights. Integrated fridge-freezer. Rangemaster cooker and five ring gas hob with extractor fan over. Space and plumbing for dishwasher. One and a half sink and drainer with mixer tap over. Double glazed sliding doors to rear. Door off to:

**Utility Room**

Matching wall and base units with surfaces over. Stainless steel sink and drainer with tap over. Radiator. Ceiling spotlights. Space and plumbing for washing machine. Double glazed door to front aspect.





## Second WC

Low level WC. Pedestal wash hand basin. Obscure double glazed window to rear aspect. Ceiling spotlights. Radiator.

## Landing

Ceiling spotlights. Two radiators. Access to loft. Double glazed Fakro window to front aspect. Walk-in airing cupboard housing the immersion heater. Doors off to:

## Main Bedroom

Two double glazed windows to front aspect. Radiator. Ceiling spotlights. Access to:

## Walk-In Wardrobe

Ceiling light point. Radiator. Double glazed window to rear aspect.

## En-Suite

Chrome heated towel rail. Obscure double glazed window to rear aspect. Low level WC. Wash hand basin inset into vanity unit. Walk in shower cubicle with shower over and tiled splashback.

## Bedroom Two

Radiator. Ceiling spotlights. Double glazed window to side and rear aspect.

## Bedroom Three

Radiator. Ceiling spotlights. Double glazed window to side and front aspect.

## Bathroom

Chrome heated towel rail. Obscure double glazed window to rear aspect. Low level WC. Panelled bath with tap and shower over. Tiled splashback. Vanity unit wash hand basin.

## Bedroom Four

Ceiling spotlights. Radiator. Obscure double glazed window to front aspect.

## Shower Room

Walk in shower cubicle with shower over. Radiator. Ceiling spotlights. Fakro double glazed window to rear aspect. Wash hand basin inset into wall unit.

## Bedroom Five

Double glazed window to rear aspect. Ceiling spotlights. Radiator.

## Bedroom Six

Double glazed window to front aspect. Radiator. Ceiling spotlights.

## Garden

Slate gravel. Stairs up to vegetable garden. Patio area leading around to secondary garden with slate gravel seating area. Patio slabs leading up to laid to lawn area. Gated side access to front of the property.

## Garage

Electric roller door. Wall mounted Vaillant combination boiler. Double glazed door to rear aspect. Space for tumble dryer. Power and Electric.

## Study

Ceiling spotlights. Radiator. Double glazed window to rear aspect.

## Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

## Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

## Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## Services

Solar Panels, Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

## Tenure - Freehold

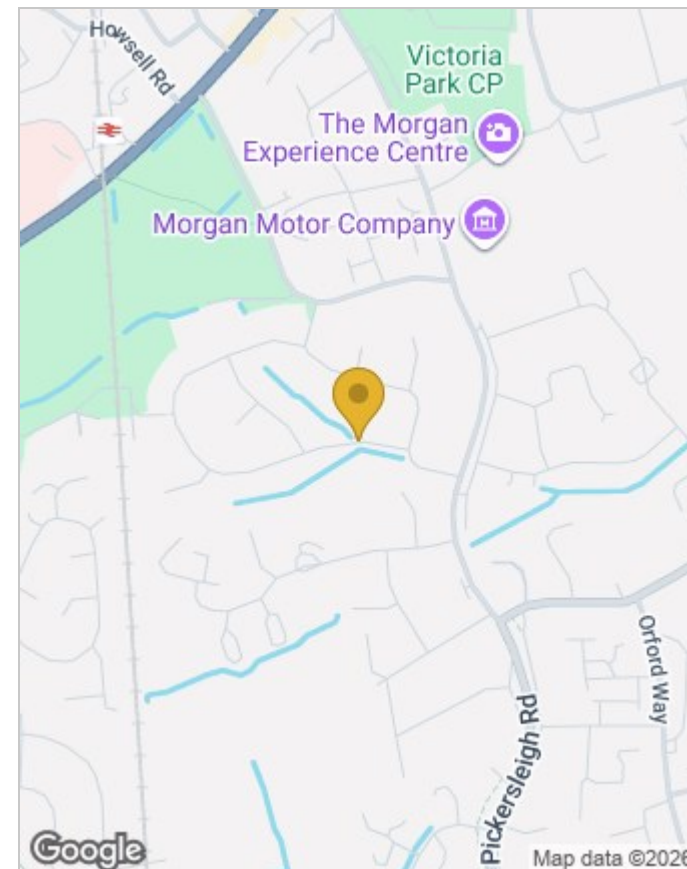
We understand that the property is offered for sale Freehold.

## Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           | 96      | 96                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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