



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

 6  3  2  A

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 a sought after location. It is a perfect sanctuary for those looking to create lasting memories in a delightful setting. EPC: A

### Front of Property

### Entrance Porch

### Hallway





- WC
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Second WC
- Landing
- Main Bedroom
- Walk-In Wardrobe
- En-Suite
- Bedroom Two
- Bedroom Three
- Bathroom
- Bedroom Four
- Shower Room
- Bedroom Five
- Bedroom Six
- Garden
- Garage
- Study
- Financial Services
- Floorplan
- Property to sell?
- Services
- Tenure - Freehold
- Verifying ID
- Viewings
- Broadband
- Mobile Coverage - Malvern
- COUNCIL TAX MHDC



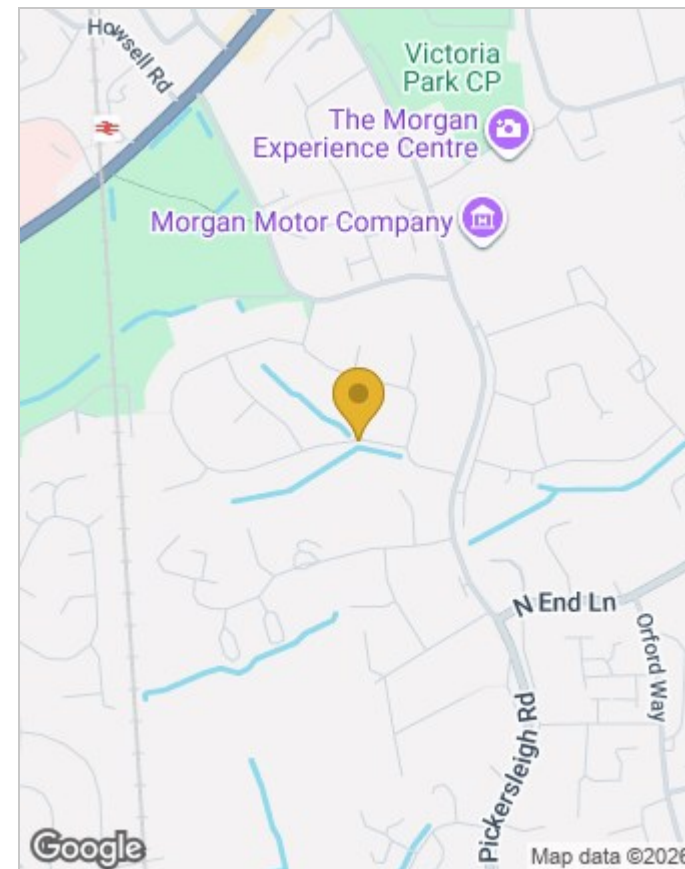
Philip Laney & Jolly  
THE PROPERTY

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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### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	