



The Moorlands, Malvern Wells, Worcestershire

Offers Over £460,000

The Moorlands, Malvern Wells, Worcestershire

A Detached 4 Bedroom House with Double Garage, Gardens, and Views of the Malvern Hills & Severn Valley. Situated within a Sought-after Development in Malvern Wells.

Entrance Hall – Kitchen/Breakfast Room – Dining Room – Sitting Room – Utility Room – 4 Bedrooms – Family Bathroom – Ensuite Shower Room – Double Garage – Front & Rear Gardens – Private Driveway

9 The Moorlands is a spacious well proportioned four bedroom house occupying an elevated position at the top of The Moorlands residential housing development. The property is constructed of cavity walls under a concrete tiled roof, with uPVC windows and a semi integral double garage. At the front of the property, there is a private driveway leading to the garage, and an open front garden. At the rear, there is an enclosed garden where views of the Malvern Hills and Severn valley can be enjoyed.

The accommodation is arranged over two floors, with the living accommodation on the ground floor, and the bedrooms and bathrooms on the first floor. It is well-proportioned throughout, and most rooms enjoy a view of the Malvern Hills or the Severn Valley.

The property is situated within the Malvern Wells area of Malvern. It is within an excellent school catchment area, and it provides easy access to some of the best that Malvern has to offer, including The Royal Three Counties Show Ground, and Worcestershire Golf Club. Great Malvern is approximately 2.5 miles away, where there is a Waitrose Supermarket, Malvern Theatre and Great Malvern main line train station, along with a host of shops, restaurants, cafes and other amenities. Just up the road from the property there is a local convenience store approximately 0.25 mile.

The transport links are excellent with the M50 and M5 motorways 9.5 miles and 11.5 miles, respectively. Great Malvern train station is just over 2.5 miles away, with direct trains to Birmingham and London.





Practicalities

Malvern Hills District Council Tax Band 'F'
Gas Central Heating & Hot Water
uPVC Double Glazing
All Mains Services
Freehold
Ultrafast Broadband Available

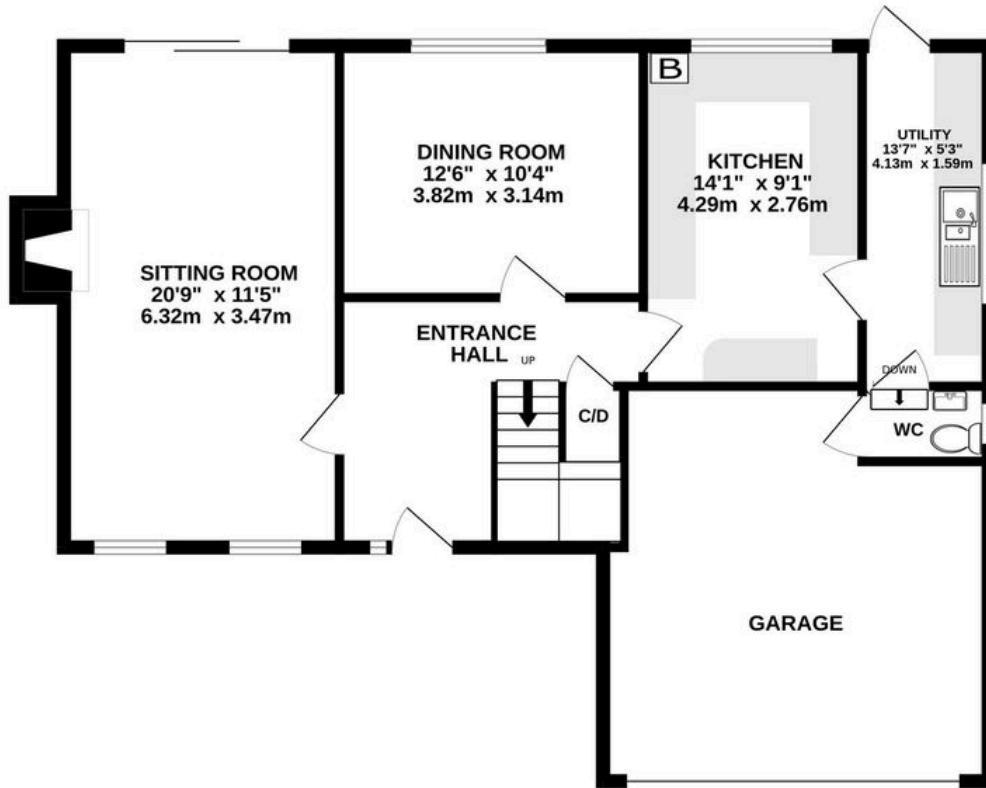


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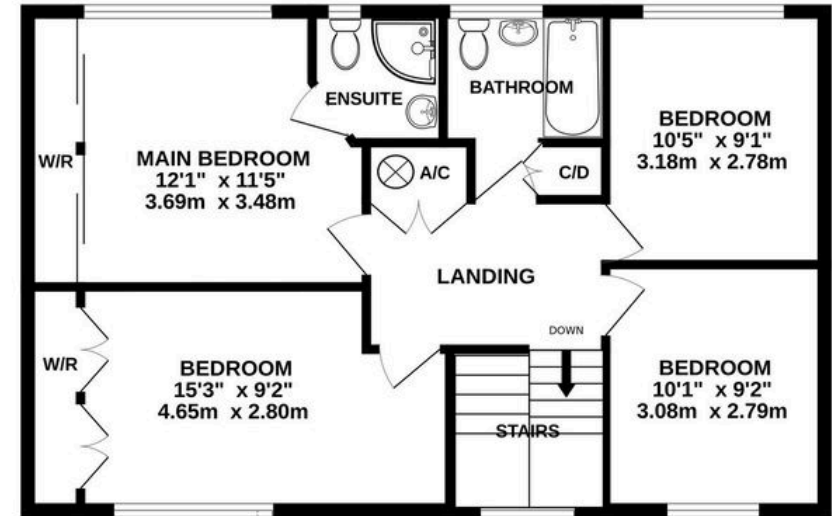
From Great Malvern, head south along the Wells Road (A449) towards Malvern Wells. After approximately 1.5 miles, take the left turn signposted to 'Three Counties Show Ground, Upton and Golf Club (B4209). Take the second left turn into The Moorlands. Take the first left turn and continue up the hill. The property at the end of the road.



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



9 THE MOORLANDS

TOTAL FLOOR AREA : 1624 sq.ft. (150.9 sq.m.) approx.

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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