



Melton Cottage, Abbey Road, Malvern

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# A charming detached two bedroom, two bathroom **period cottage**, situated in a prime residential area of Great Malvern.

Malvern town centre ½ mile, Worcester 8 miles, M5 (J7) 9 miles, M50 (J1) 10 miles (All distances are approximate)

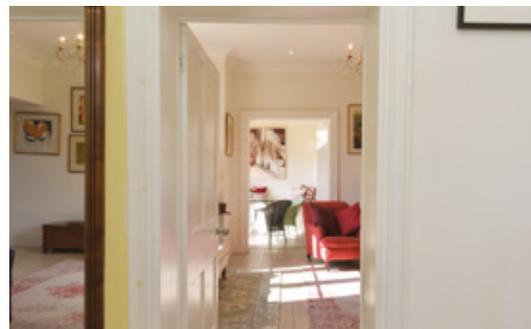
## Summary of accommodation

Kitchen/breakfast room | Drawing room | Dining room | Utility | Cloakroom  
Two bedrooms | Two bathrooms | Cellar | Front and rear gardens | Garden shed/boiler room

## Situation

Great Malvern's excellent amenities, including shops and Waitrose supermarket, banks, restaurants, Malvern Theatre, Priory Park and the Splash leisure centre, are just a 5-minute walk away. The famous 11th-century Malvern Priory is also on the doorstep, and there is easy access to footpaths and bridleways which cover the Malvern Hills and Peachfield Common.

The location also boasts excellent transport links with direct trains to London and Birmingham from Great Malvern's mainline railway station, a short walk away. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 near Upton are both within easy driving distance. The immediate area has a deserved reputation for the quality of its education in both the state and private sectors and at primary and secondary levels including The Wyche Primary, The Chase Secondary, Malvern College and Malvern St James Girls School.





## The property

Melton Cottage is a traditional country cottage unusually situated in the centre of Great Malvern. The 2020 restoration of this early Victorian property opened it up and flooded it with light to create a balance between its original character and a more contemporary look.

Historically part of the Melton Lodge Estate of 1818, Melton Cottage was originally located within the estate's walled garden, an area which still defines the gardens of surrounding properties today.

The cottage bears a close resemblance to one of a famous group of ornamental cottages designed in 1811 by John Nash at Blaise Hamlet near Bristol (now National Trust). Abbey Road, one of Malvern's oldest roads, showcases some of Malvern's finest Victorian architecture, with numerous substantial detached houses referencing Malvern's heyday as a fashionable spa town.

The property occupies an elevated position above Abbey Road and has two entrances: one with steps leading up through a wrought iron gate at the north boundary to the back of the house, and the other a sloping path with a few steps leading to the front. An oak-framed porch covers a Gothic style front door, which opens into an impressive entrance hall with a hidden cloakroom and a storage cupboard. An original panelled door opens into the bright, high ceilinged sitting room.

The room has recently been fitted with handcrafted Neville Johnson bookshelves and cupboards, while the fireplace with coal effect electric fire provides a focal point. The semi open plan layout continues into the dining room (currently used as an office) with bay window fitted with bespoke plantation shutters. Running alongside the back of the sitting room and dining room is a fitted kitchen with utility area at one end and a benched breakfast room at the other end with double doors that open onto a south facing terrace. Off the dining room is a rear door that opens into a decked porch overlooking the landscaped rear garden. A hatch in the decking leads to a cellar.

Stairs lead from the entrance hall to the first floor. A large storage cupboard is accessible from the staircase. The first bedroom is fitted with full length, mirrored wardrobes and it has an original feature fireplace. A south facing window overlooks the front garden. Opposite the main bedroom is a bathroom with bath, rose head shower over the bath, washbasin, WC, heated towel rail, mirror and glass storage shelves. Next door is a shower room with rainshower, washbasin, WC, fitted cupboards and heated towel rail. A hatch provides access to loft storage. At the end of the landing is a second bedroom with vaulted ceilings, fitted corner cupboard, original feature fireplace and shutters. A hatch provides access to further loft storage.



## Outside

Doors connect the kitchen breakfast room with a south-facing terracotta tiled terrace at the front of the property and beyond that are a level lawn bounded by a rockery, mature hedging and trellis fencing. The rear garden is partly gravelled and partly lawned. Terraced steps lead past the garden store/boiler room (housing a brand-new Worcester Bosch gas boiler) to the back of the property, where a 2meter high fence separates it from the garden of the property behind. To the side of the property is the original brick garden wall, while at the front the original iron railings sit atop a Malvern stone wall.

## Services

Mains water, gas, electricity, sewerage and high speed broadband are connected to the property.

## Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

## Local authority

Malvern Hills District Council: 01684 862151

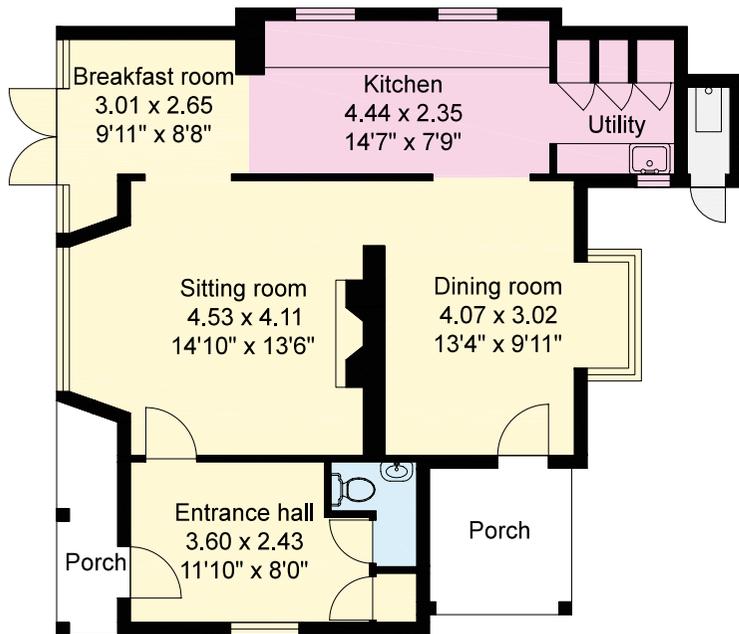
Council Tax Band: D (£1944.30 for 2021/22)

## Directions (WR14 3HD)

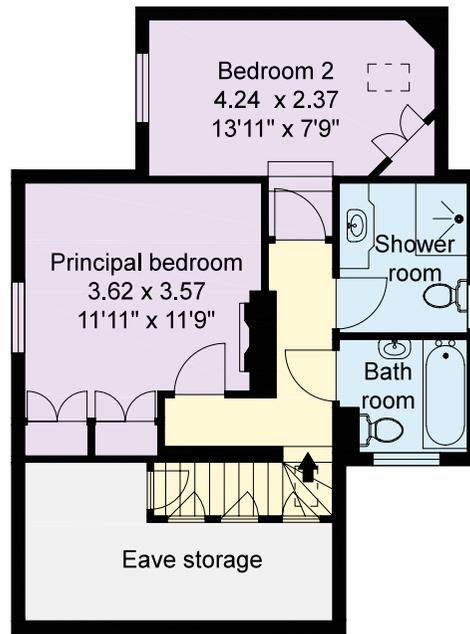
<https://w3w.co/doors.inch.beyond>

Please use the gate on Abbey Road, which Melton Cottage shares with No. 40, Sherwood. Just inside the gate, you will see another gate to your right, marked 38.

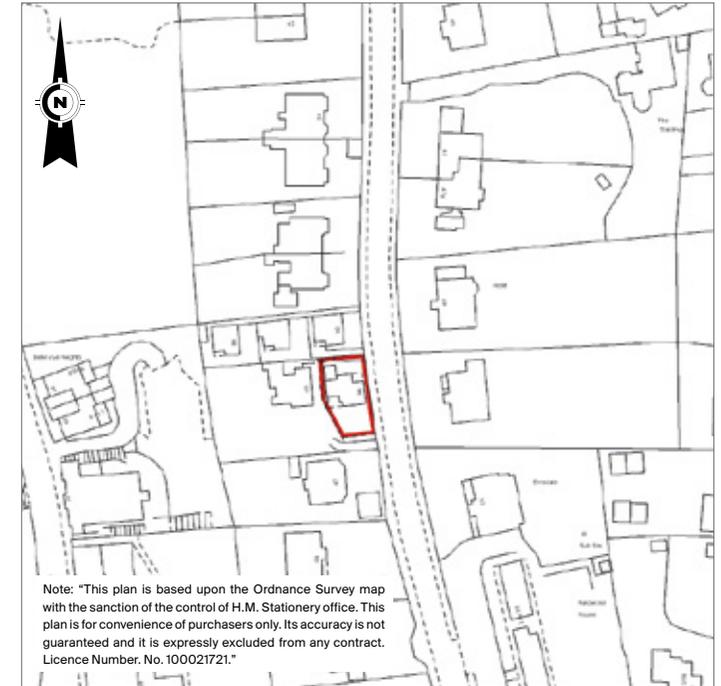




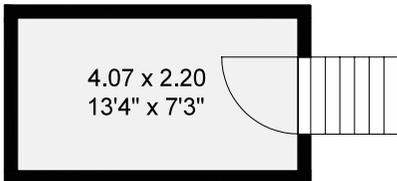
Ground Floor



First Floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Cellar

**Approximate Gross Internal Floor Area**  
1,392 sq ft / 129 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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