



Radbrook Lodge  
West Malvern Road | Malvern | Worcestershire | WR14 4DG

FINE & COUNTRY

# RADBROOK LODGE

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An imposing, handsome, renovated semi-detached Victorian residence with generous and flexible accommodation over three floors including five double bedrooms and an outstanding, spacious games room. Radbrook Lodge enjoys an elevated position with wonderful countryside views, on the western slopes of the Malvern Hills, set in circa half an acre.



#### Ground Floor:

Walking through the front door of Radbrook Lodge takes you into a marble floor entrance porchway which leads into the large entrance hallway featuring parquet flooring and impressive high ceilings. The open plan kitchen and living area has recently been renovated and boasts a kitchen island with breakfast bar, an electric Aga and large windows showcasing the view to the front of the property. Flowing off the kitchen is a pantry, extensive utility room and a boiler room with one door leading onto the patio courtyard and another to the side of the property. Flowing the other way from the kitchen is the formal dining room with a fabulous bay window and a period marble fireplace. There is a guest cloakroom located off the entrance hallway.









# Seller Insight

“Radbrook Lodge dates back to the 1870s when it originally served as a prep school. As such, it's a characterful and striking building with high ceilings and well-proportioned rooms which was a big part of the appeal for us. Set in an Area of Outstanding Natural Beauty, we believe that we're one of the highest properties in the Malvern Hills. We're surrounded by greenery and have access onto the hills from our doorstep providing outstanding views,” say the owners.

“We've lived here since 2019 and have made a lot of improvements to the property during that time, including putting on a new roof and converting the attic rooms into bedrooms, a bathroom and a living area. We've also put in a new kitchen making it one of our favourite places to spend time. It's open plan to the living room so it's perfect for day-to-day family life. The games room is another wonderful space that's ideal for drinks with friends and is also home to our antique full-size snooker table.”

“Radbrook Lodge is a wonderful home for entertaining. The games room, the school's former dining hall, is a very large room with 20ft high ceilings and is an ideal space for get-togethers. We host a yearly Bonfire Night party where we usually accommodate up to 30 guests and also our annual summer family reunion which is when the garden really comes into its own. The children run around the various lawns while the adults can relax in different spots around the garden enjoying the views.”

“One of the main advantages of this property is that the garden is split into a series of terraces, instead of being on a slope. The main lawn is perfect for BBQs or for children to play a variety of sports and it also gives the best vantage point of the house, especially in the evening sun. The views unfold before you as you go higher up the terraces and we enjoy watching the beautiful sunsets from every part of the garden. The old school well provides a quirky original feature in the garden, however, one of our favourite spots is the lawn outside the dining and sitting rooms which is the perfect place for a drink in the evening.”

“It's the best of both worlds here as we're nestled in the countryside yet still enjoy easy access to shops, restaurants, schools and transport links. I also commute every week into London from Great Malvern and combine that with working from home so it works perfectly for both work and pleasure.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











#### First floor:

The first floor is configured with three double bedrooms and a family bathroom. Bedroom one features fitted wardobes, bedroom 2 features an en-suite shower room and bedroom three serves as a guest bedroom. Bedrooms one and two benefit from elevated countryside views. The games room is situated on the first floor, this room has exceptionally high ceilings, a full-sized snooker table, antique wooden bar and dual aspect windows. It is 545 sq ft, providing a fantastic entertaining space as either a games room or drawing room.











Second floor:  
The second floor is configured of two double bedrooms, a living space and a shower room as well as another undeveloped attic room.



Outside:

Radbrook Lodge is approached along a shared driveway which leads to a private driveway and ample parking. The plot is peaceful and private, surrounded by trees and set in circa 0.5 acres. At the front is a large level lawned garden and smaller lawn outside the dining room and kitchen/living area. A winding path leads up past a large lap panelled shed to the various terraces of the rear garden and the back-drop of the Malvern Hills. The rear garden has a level lawned area creating a wonderful elevated spot for watching the sunset as well as a terrace with a period well and greenhouse.









# LOCATION

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Radbook Lodge is situated on the western slopes of the Herefordshire side of the Malvern Hills, enjoying the beautiful sunsets across the rolling surrounding countryside. The village of West Malvern is less than a mile away with a local pub, The Brewers Arms, café, Sugarloaf Café and a primary school, St James C of E Primary School.

The centre of the Victorian spa town of Malvern is less than ten minutes' drive from the property, with Waitrose, Marks and Spencer, Morrisons and major retailers, plus the Malvern Theatre and community hospital. The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages. Within easy driving distance, there are a wide range of well-known and boutique shops and restaurants ensuring everyone's tastes are catered for, including the Three Counties Showground too. Worcestershire and Herefordshire are both major food producing areas, and the property is within easy distance of farm shops in all directions.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 10 miles north east providing for high street shopping and characterised by one of England's great cathedrals, its racecourse, county cricket ground, premiership rugby club and university. Sir Edward Elgar spent much of his life in the area and you can follow a driving route around Elgar country with his final resting place being Saint Wulstans Catholic Parish which is within walking distance from the property.

Other principal settlements in Worcestershire are Worcester, Bromsgrove, Droitwich Spa, Redditch and Evesham, while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton-upon-Severn. Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway Station, situated to the east of Worcester, increases the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, and both The Kings Schools and Royal Grammar School closer by at Worcester. The nearby village of Colwall also has two preparatory schools, The Elms School and The Downs Malvern.





Services  
Mains electricity, drainage, gas and water.

Additional Notes  
Property is in a Conservation Area.  
Aga and snooker table not included in sale price, available by separate negotiation.

Tenure  
Freehold

Local Authority  
Malvern Hills District Council  
Council Tax Band G

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01905 678111.

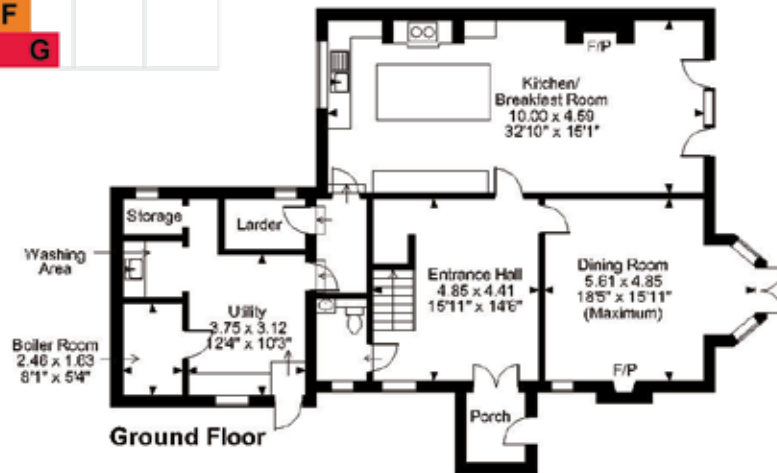
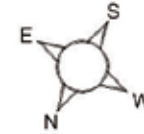
Website  
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

Opening Hours  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

**Radbrook Lodge West Malvern Road, Malvern**  
**Approximate Gross Internal Area**  
**3514 Sq Ft/326 Sq M**



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Council Tax Band G  
 Tenure: Freehold



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