

Holly View Drive - Malvern

Guild Homes
Special Places for Special People



Artists Impression

Its not true what they say, you can have it all.
Modern contemporary living in a beautiful Victorian home on the Malvern Hills opposite the Common.



Holly View Drive, Peachfield Road, Malvern, Worcestershire. WR14 4AQ

Holly View Drive is situated on the easterly slopes of the Malvern Hills close to the historic town of Great Malvern which was first established in 1058. In the 19th century the healing powers of the local spring water was first discovered which allowed Malvern to grow into a thriving Victorian spa town. The town now boasts a historic past with the elegant Victorian buildings reflecting a distinguished past, which has attracted many discerning residents including Sir Edward Elgar, George Bernard Shaw and Jenny Lind. Today the pure quality of the water is ever popular, but so to is the quality of life. Modern Malvern is a bustling vibrant town switched onto the needs of everyday life offering a wide variety of supermarkets and excellent independent shops, whilst on the more relaxed note dotted throughout the area are great restaurants and quaint country pubs all nestled into the backdrop of the fabulous hills. Malvern is an area positively overflowing with the very best schools at all levels in both state and private systems including highly regarded prep schools such as Malvern Boys College and Malvern St James's Girls School. For those who wish to further their education Malvern Hills College offers a range of interesting courses and Worcester University is within easy commuting distance. For the more energetic a wide and varied choice of classes and sporting activities can be found at the many fitness and health clubs that are situated within the area including the Worcestershire golf club, Malvern Splash leisure pool and gymnasium,

Manor Park tennis courts. For those looking for more relaxed activities there is the highly acclaimed Malvern Theatre which incorporates a concert hall, restaurant, cinema and the theatre. The area also offers other activities including walking on the Malvern Hills, fishing, riding and cycling. Malvern sits amongst the fertile land of Worcestershire a county of market gardens, vineyards and cider orchards, close by The Three County's Show Ground offers large events such as The Three County's Show, RHS spring and autumn gardens show as well as numerous other events.

Holly View Drive is a prestigious development of beautifully appointed apartments and houses situated within a tranquil setting on the outskirts of Great Malvern. The development comprises of nine one and two bed apartments which have been converted from this established Victorian residence, a one bed detached coach house and two substantial detached homes all of which have been finished to an exceptionally high specification and benefit from fantastic vistas and all situated right opposite the open expanse of land known as Peachfield Common.

Some properties are accessed from the communal entrance hall controlled by security intercom entry system providing access to the communal entrance hall with a beautiful open wooded balustrade staircase rising to all floor's, others have their own entrance.

Each unique residence has been imaginatively designed and converted creating beautiful light and airy accommodation offering the ultimate in contemporary living. Fantastic views are on offer over the Severn Valley to Bredon Hill and beyond. All apartments will benefit from having independent central heating, allocated parking, quality fitted kitchens with integrated appliances, bathrooms and some have a garden. Wrapping around the residences are the professionally landscaped communal gardens with a mature backdrop.

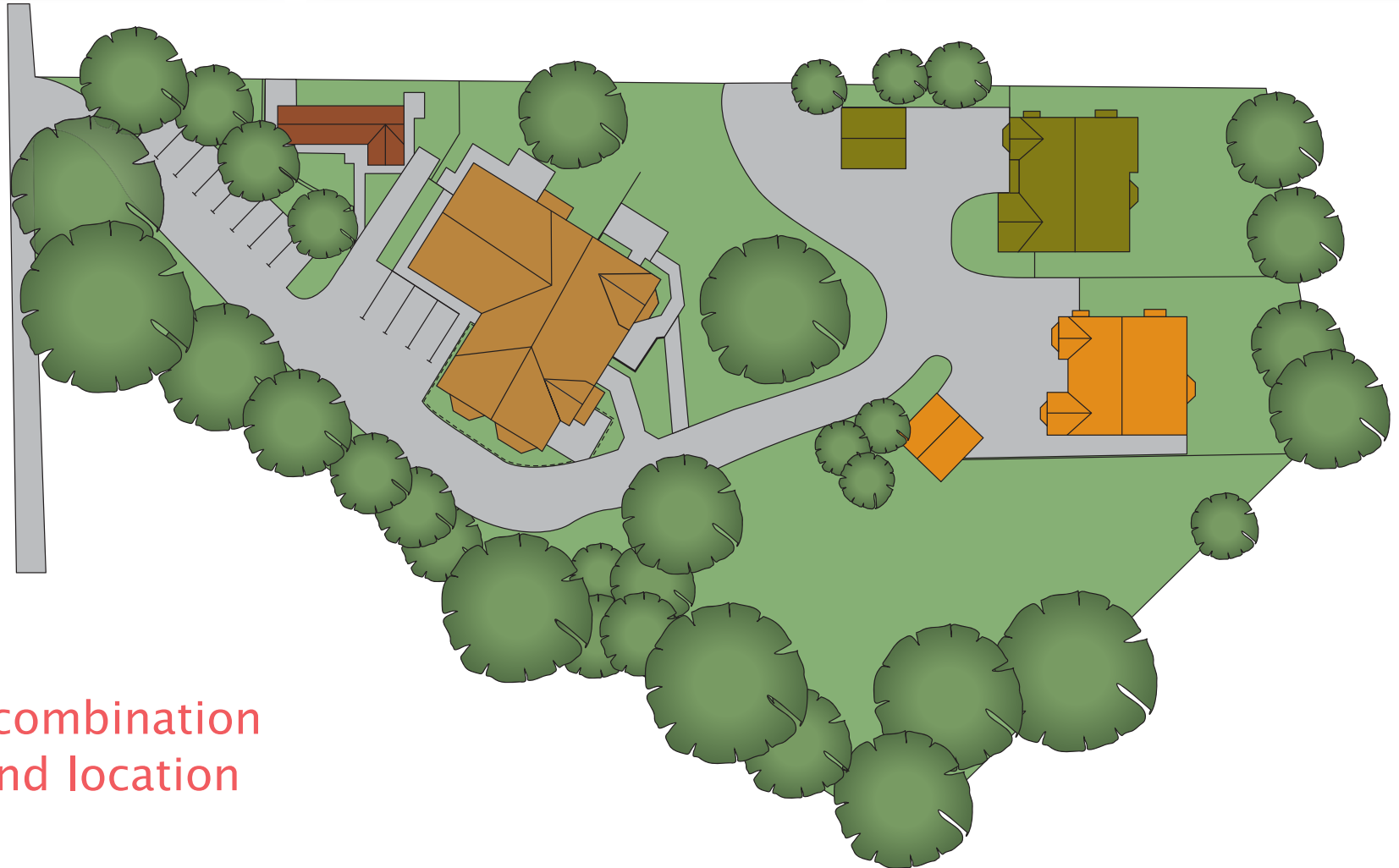
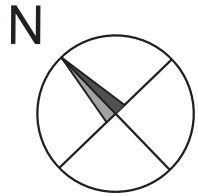
The Coach House is a one bedroom detached dwelling offering versatile living accommodation and benefiting from its own private parking area and garden.

Set with the development and having panoramic views not only over the Severn Valley but also back towards the Malvern hills are two substantial executive detached residences.

A detailed specification is available on request and a comprehensive price and availability list is provided separately within this brochure.

Services: We have been advised by the developer that the properties will have mains gas, electricity, water and drainage.

Tenure: Freehold and Shared Freehold.



The perfect combination
of lifestyle and location

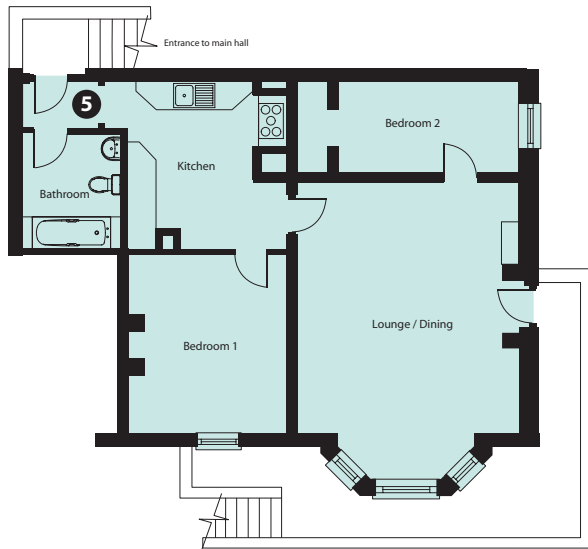


Lower Ground Floor

Dimensions

Apartment number 5

Kitchen	3.80m x 3.40m max
Lounge/Dining	5.14m x 4.50m
Bedroom 1	3.40m x 3.30m
Bedroom 2	1.70m x 3.40m
Bathroom	2.13m x 1.70m

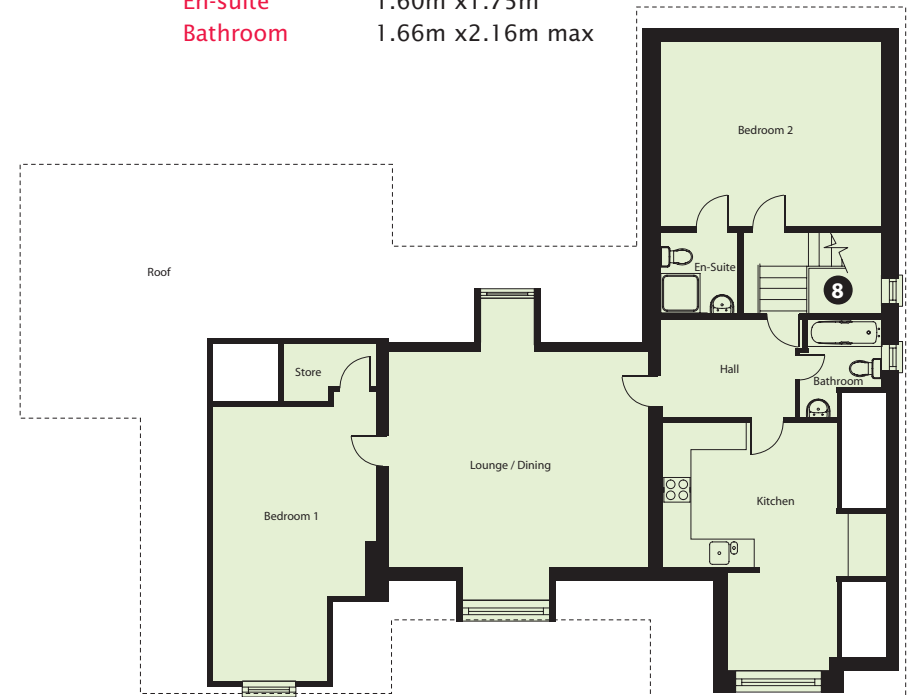


Second Floor

Dimensions

Apartment number 8

Lounge/ Dining	4.80m x 5.78m
Kitchen	3.85m x 5.50m max
Bedroom 1	3.70m x 5.60m max
Bedroom 2	4.05m x 4.80m
En-suite	1.60m x 1.75m
Bathroom	1.66m x 2.16m max





Ground Floor



Dimensions

Apartment number 2

Kitchen	2.30m x 2.90m max
Lounge/Dining	4.00m x 5.83m inc bay
Bedroom 1	3.80m x 2.93m
Bathroom/En-suite	2.80m x 1.93m
Bedroom 2	4.90m x 3.13m

Apartment number 3

Lounge/Dining/Kitchen	3.17m x 6.37m
Bedroom	2.90m x 3.18m
Bathroom	2.45m x 2.05m

Apartment number 4

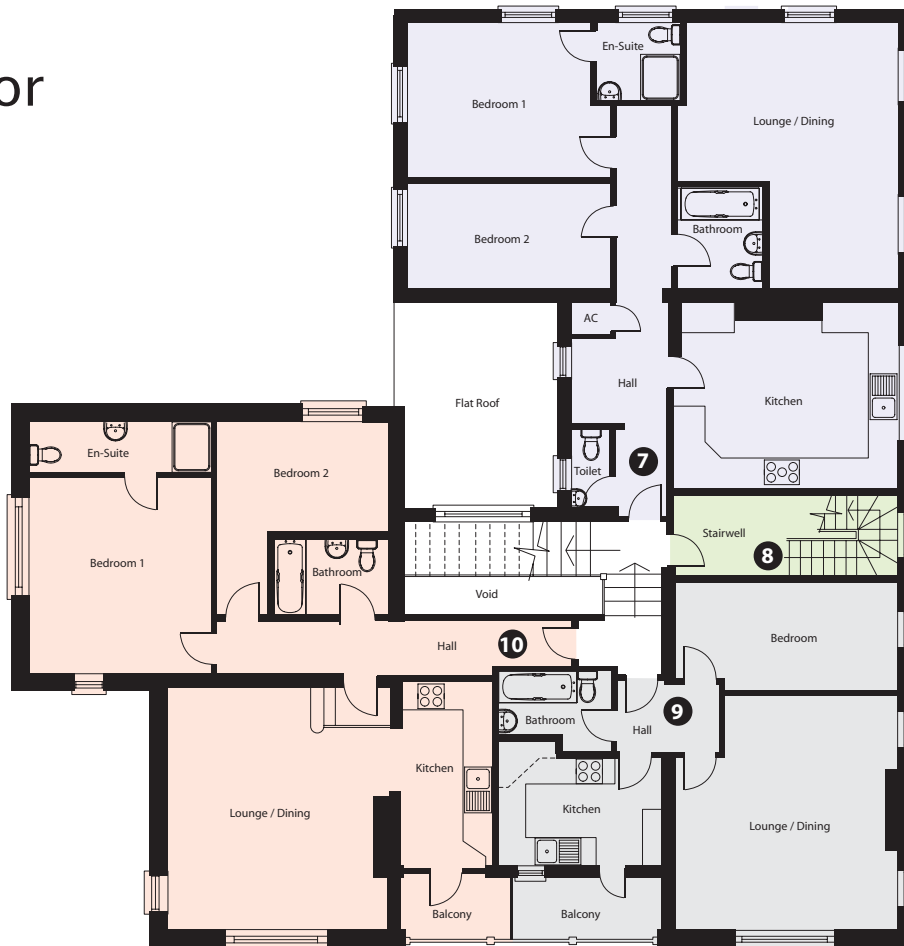
Kitchen/Dining	4.10m x 4.35m max
Lounge	5.00m x 5.20m max inc bay
Bedroom 1	4.15m x 4.30m max inc bay
En-suite	2.80m x 1.08m
Bedroom 2	4.67m x 3.80m
Bathroom	2.50m x 1.67m

Apartment number 6

Lounge/Dining	4.85m x 6.55m max inc bay
Kitchen	1.90m x 3.46m + 1.80m x 2.40m
Bedroom 1	3.56m x 3.96m
Bathroom	2.27m x 1.80m



First Floor



Dimensions

Apartment number 7

Lounge/Dining	5.80m x 5.00m max
Kitchen	2.33m x 3.66m max
Bedroom 1	3.30m x 4.37m max
En-suite	1.85m x 1.55m
Bedroom 2	2.40m x 4.33m
Bathroom	2.00m x 2.20m

Apartment number 9

Lounge/Dining	4.83m x 5.10m
Kitchen	2.33m x 3.66m max
Bedroom 1	2.58m x 4.80m max
Bathroom	2.44m x 1.78m max
Balcony	3.00m x 1.20m

Apartment number 10

Kitchen	1.95m x 4.00m max
Lounge/Dining	4.85m x 5.40m
Bedroom 1	3.97m x 4.38m
En-suite	3.65m x 1.10m max
Bedroom 2	3.77m x 2.47m
Bathroom	1.67m x 2.50m
Balcony	2.10m x 1.20m



The Coach House

Dimensions

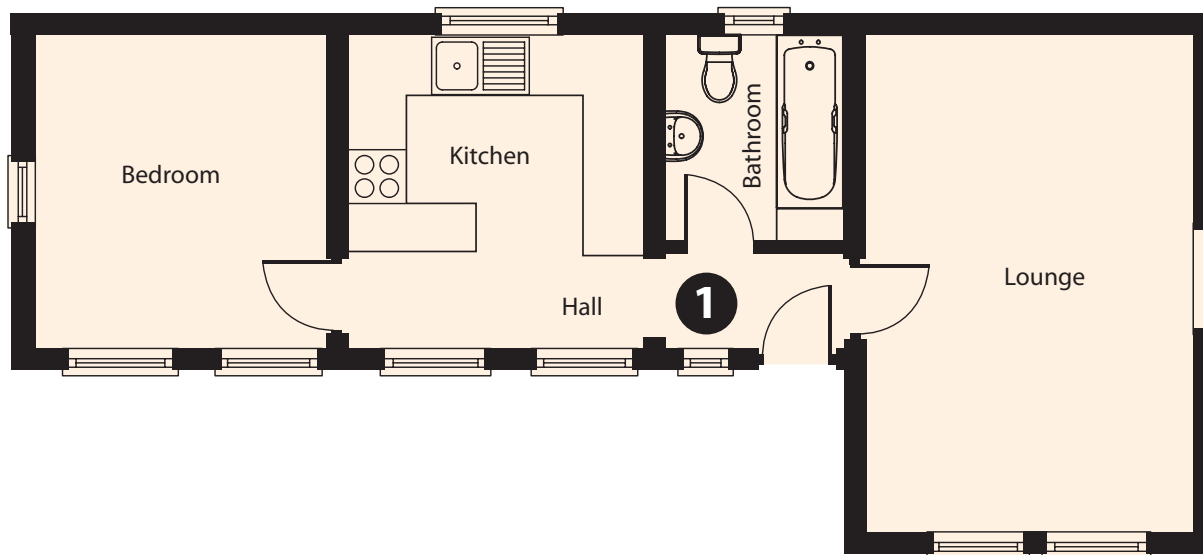
Number 1

Lounge /Dining 3.15m x4.85m

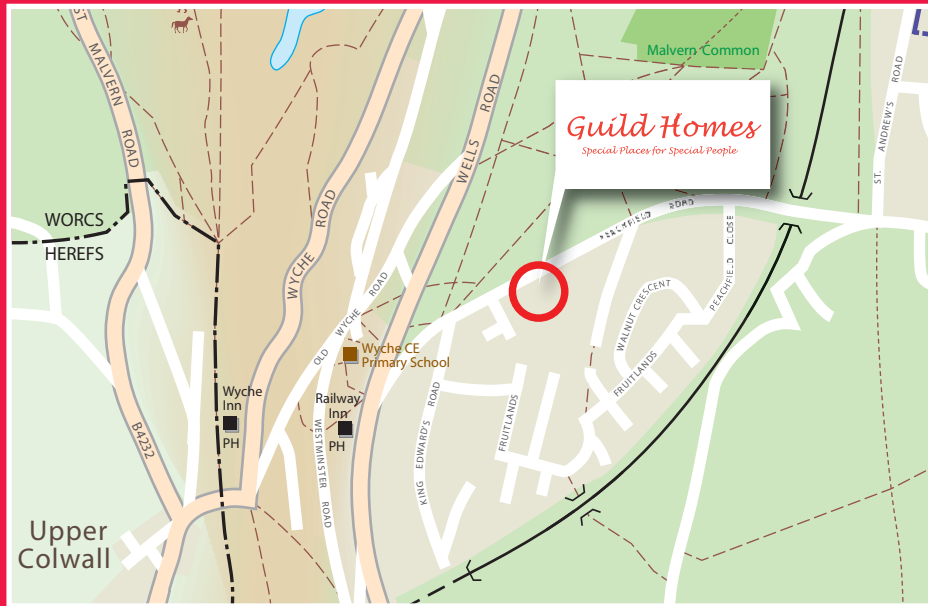
Kitchen 3.00m x3.00m max

Bedroom 3.00m x2.90m

Bathroom 1.76m x1.90m max



Location



Directions: WR14 4AQ From the Andrew Grant Malvern office turn right along the Worcester Road towards Ledbury. Take the 4th left into Peachfield Road and the development can be found on the right hand side of the road as indicated by the site board.

Selling Agent:

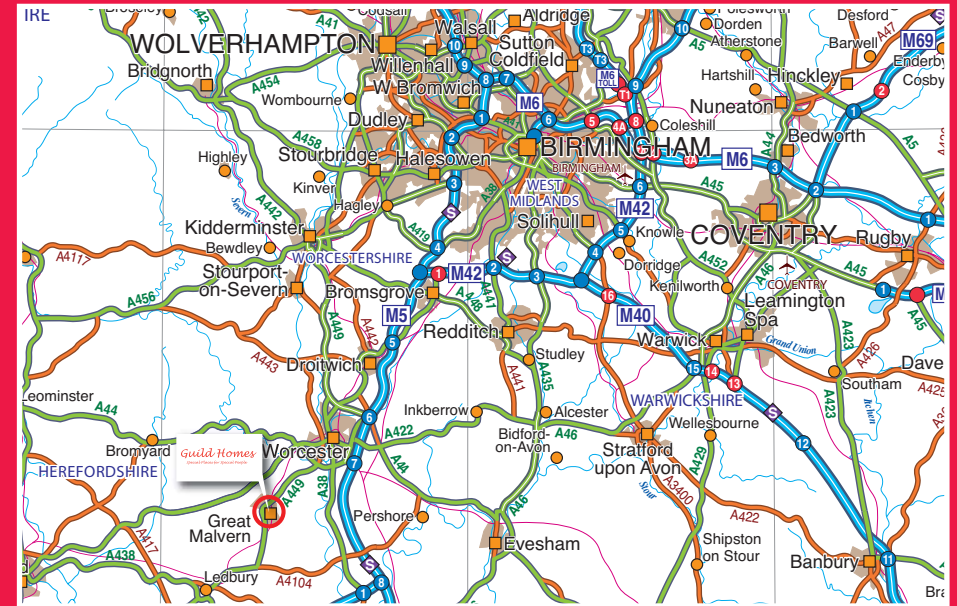
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Specifications

The development has been designed to blend with the traditional character of the original building and the surrounding area.

- Each new property comes with a Premier 10 year warranty.
- The design of floor & wall construction afford high levels of sound insulation between dwellings.
- Apartments without an external entrance are provided with a door entry system operable from apartment entrance doors and the main entrance door.
- All properties have an intruder alarm.
- Mail boxes are provided for each Apartment.
- Contemporary bathrooms designed by Porselonosa with full height wall tiling.
- Integrated smoke alarm.
- Fitted kitchens with the majority of properties having Granite worktops.
- Each property having Electric oven & Ceramic hob, integrated washer/drier, fridge, freezer.

The illustrations/photographs are from an imaginary viewpoint within the open space area. Their purpose is to give a 'feel' for the development not an accurate description of each property. For specific parking provisions and additional architectural details please see layout. Details correct at time of going to press, however changes may have been made without notice. Please check with the Site Manager for details. The developer reserves the right to change this specification without prior notice. MISREPRESENTATION ACT 1991. These particulars do not constitute, nor constitute part of, an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give or Agents, nor any employee of the Agents any authority to make or give representation or warranty whatever in relation to the property. Information correct at time of going to press.