

VAUGHANREYNOLDS
ESTATE AGENTS

Malvern House
High Street
Blockley

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



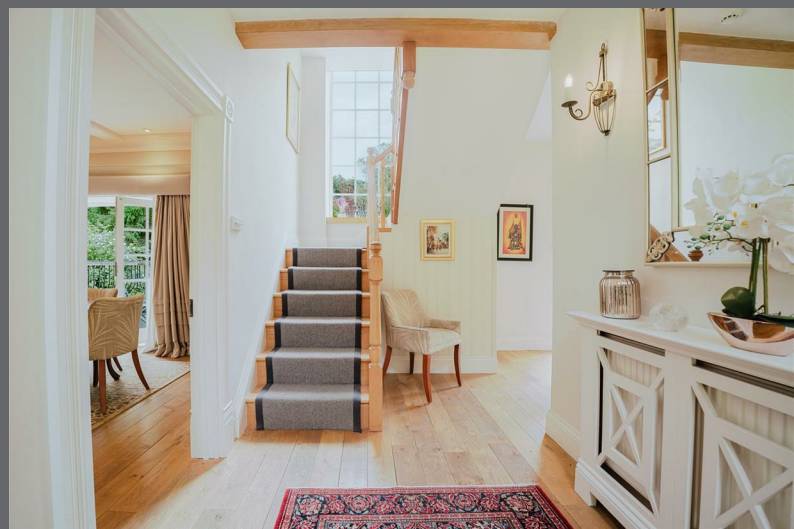
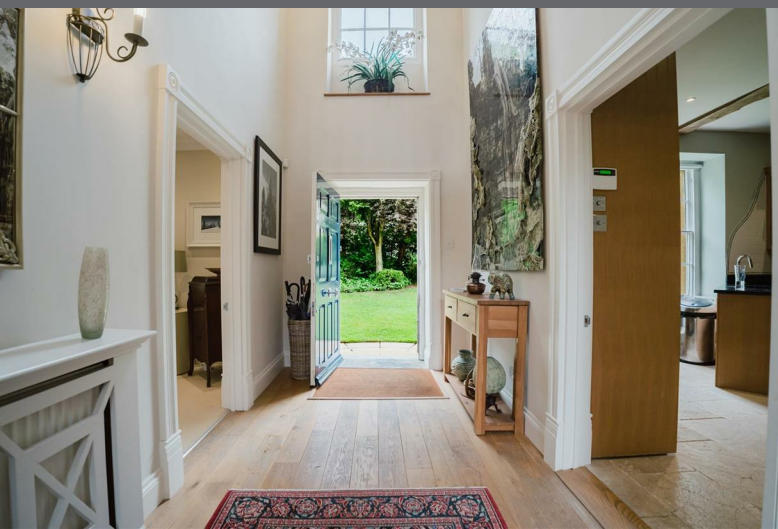
Matt Reynolds
Director



Malvern House High Street, Blockley, GL56 9HA

Occupying an enchanting position within the very heart of Blockley, yet enjoying an extraordinary sense of privacy and tranquillity, Malvern House is a distinguished Grade II listed village residence whose origins trace back to the Victorian era. Built during a period of prosperity in the village's celebrated silk-milling history, the house today stands as a fine example of elegant Cotswold architecture, thoughtfully restored and beautifully reimagined for modern family living.

- * Inviting Reception Hall * Three Reception Rooms * Breakfast Kitchen
 - * Gymnasium * Spa
- * Six Principal Bedrooms * Three En-suite * Further Shower Room
 - * Self Contained One Bedroom Annexe
- * Extensive Tiered Garden Circa 0.8 Acre * Ample Parking
 - * Detached Double Garage



	
5	6
	
5	0.8 acres

Set within grounds approaching 0.8 acre, the property enjoys the rare privilege of direct access to Blockley Brook, the gentle watercourse weaving through the gardens and lending an almost pastoral romance to the setting. Rising above the brook, the landscaped gardens unfold in tiers and terraces, culminating in breathtaking elevated views across the village rooftops and surrounding Cotswold countryside — a magical backdrop, particularly at sunset.

During the current owners' tenure, Malvern House has undergone an extensive and meticulous programme of refurbishment.

Taken sympathetically back to the stone, immense care and consideration has been devoted to preserving the building's inherent character whilst discreetly introducing the comforts and versatility demanded of contemporary living. Every enhancement has been carefully judged to complement the home's historic fabric, from the addition of elegant rear balconies overlooking the gardens, to the creation of luxurious en-suite facilities and a beautifully integrated self-contained annex.

The result is a home of remarkable warmth and flexibility, equally suited to family life,



multi-generational living, guest accommodation or refined entertaining on a grand scale.

The accommodation extends across four floors and reveals itself with increasing charm and character throughout. The lower ground floor, with both independent and internal access, provides an exceptional leisure and entertaining space comprising a generous living room, spa room, gymnasium, cloakroom and extensive stores. An interlinking door leads seamlessly into the self-contained annex, offering a kitchen and an inviting dining/living space with stairs rising to a versatile upper room, ideal as a guest bedroom or home office, complete with shower room.

The principal entrance is approached at upper ground floor level, where an impressive reception hall with double-height vaulted

ceiling and galleried staircase creates an immediate sense of occasion. From here, beautifully proportioned reception rooms include a delightful sitting room and formal dining room, alongside a practical breakfast kitchen that has served the family exceptionally well. A cloakroom completes this level.

The upper floors provide six impressive double bedrooms arranged across two storeys. Three principal bedrooms benefit from en-suite facilities, notably the superb main suite with both bath and separate shower, whilst the uppermost floor offers further spacious accommodation alongside a modern family shower room and study landing.





Externally, the grounds are a defining feature of the property. Expansive parking and an oversized detached double garage — a rarity within the village — are complemented by ornamental gardens, meandering pathways and secluded terraces designed to embrace the changing outlooks and tranquil atmosphere. At the water's edge, a dedicated brookside terrace offers a wonderfully peaceful retreat, while higher within the gardens, broad lawns and a spectacular entertaining terrace enjoy commanding views back towards the house and beyond.

A charming summer house with equipped kitchen provides the perfect setting for hosting summer gatherings and evening celebrations, where sunsets fall gently across the ridge line of Blockley's honeyed stone rooftops.

Steeped in local heritage yet entirely attuned to modern living, Malvern House is an exceptional Cotswold home of rare character, beauty and provenance.

LOCATION

Located within the heart of the Cotswolds, the picturesque village of Blockley is celebrated for its rich heritage and strong sense of community. The village offers a range of everyday amenities including a shop, Post Office, café, traditional pubs and a primary school, along with a variety of social and recreational facilities.

Perfectly positioned between Chipping Campden and Moreton-in-Marsh, the location combines rural charm with excellent connectivity, including rail services to London Paddington. Nearby centres such as Cheltenham and Stratford-upon-Avon provide a wider range of cultural, educational and leisure opportunities. Surrounded by unspoilt countryside, the area is ideal for walking, riding and exploring some of England's most beautiful landscapes.



ACCOMMODATION

Lower Ground Floor

Living Room

5.0m x 7.22m (16'5" x 23'8")

Garden Room

3.87m x 3.33m (12'8" x 10'11")

Kitchen/Utility

3.10m x 2.67m (10'2" x 8'9")

Spa

2.43m x 4.34m (7'11" x 14'3")

Gym

4.97m x 4.43m (16'4" x 14'7")

Ground Floor

Entry

2.05m x 7.26m (6'10" x 25'6")

Kitchen

4.74m x 3.71m (15'7" x 12'2")

Dining Room

4.74 x 3.94m (15'7" x 12'2")

Sitting Room

4.91m x 4.63m (16'1" x 15'2")

Bedroom/Study

3.94 x 6.10m (12'11" x 20'0")

First Floor

Bedroom One

4.74m x 3.85m (15'7" x 12'8")

Bedroom Two

3.05m x 3.23m (10'0" x 10'7")

Bedroom Three

4.97m x 4.42m (16'4" x 14'6")

Bathroom

4.97m x 2.42m (16'4" x 7'11")

Second Floor

Bedroom Four

3.86 x 3.50m (12'8" x 11'6")

Bedroom Five

3.89m x 3.27m (12'9" x 10'9")

Bedroom Six

4.00m x 7.22m (13'1" x 23'8")

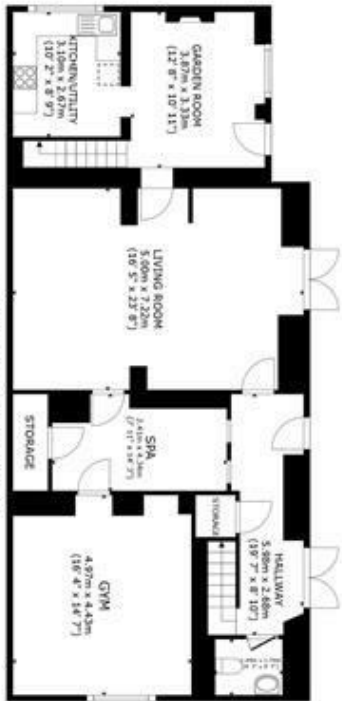
Summer House

5.5m x 3.4m (18'1" x 11'2")

Double Garage

7.9m x 6.7m (25'11" x 21'12")





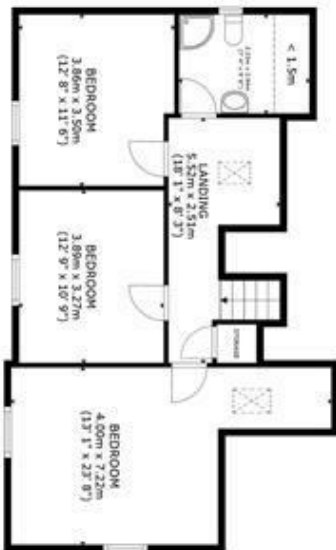
Lower Ground Floor



Ground Floor



First Floor



Second Floor



GROSS INTERNAL AREA
 FLOOR 1: 118.1 m² (1,271 sq.ft.) FLOOR 2: 111.0 m² (1,194 sq.ft.)
 FLOOR 3: 76.3 m² (821 sq.ft.)
 FLOOR 4: 66.3 m² (714 sq.ft.) DOUBLE GARAGE: 53 m² (570.5 sq.ft.)
 SUMMER HOUSE: 17.6 m² (189.4 sq.ft.)
 EXCLUDED AREAS- REDUCED HEADROOM 1.8 m² (19 sq.ft.)
 TOTAL: 442.2 m² (4,760 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Cotswold, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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