



Malvern, Spurgrove, Frieth

£1,425,000

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## Malvern, Spurgrove, Frieth

Malvern is a beautifully appointed, recently extended and refurbished family home, situated in a peaceful sought after lane in the village of Frieth. The property offers a mix of generous accommodation including 4 double bedrooms, 3 bathrooms, living room and a multipurpose study with external door and WC. The heart of the house is a beautiful 40 ft kitchen/family room with bespoke fitted kitchen units, complimented by granite work surfaces and a large island, complete with classic limestone flooring.

The house is accessed via a hardwood front door with attractive glass panelling, leading to the spacious reception area, which, via oak doors, gives access to all ground floor rooms, including one front aspect double bedroom, a study/treatment room which could prove useful for anyone that runs a business from home and a bathroom which comprises 3 piece Burlington Suite. There are 2 large storage cupboards, a utility room with access to the garage and the return staircase to the first floor. The engineered oakwood flooring gives a great warmth to all of the reception rooms on the ground floor.

There is no doubt that the open plan Kitchen diner/family room will be a very popular space for any future owner, overlooking and giving access to the rear garden via Origan sliding doors providing a seamless connection between the two areas. The kitchen is refitted to the owners design with a range of modern base and eye level cabinets, an island with with fitted induction hob with built in extractor fan, granite work tops and double oven. The whole of the kitchen area is tiled with limestone floor tiles with under floor heating. Off of the kitchen is the reception room with fitted bespoke media unit.





An attractive return staircase with internal window on the half landing leads to the spacious landing with oak doors to all well proportioned bedrooms. The principle bedroom is located to the rear of the property overlooking the garden and offers an En Suite shower room, comprising of fully tiled shower enclosure and underfloor heating. There are 2 further double bedrooms which are both front aspect with views over the Chiltern countryside. The family bathroom comprises a three piece Burlington suite and underfloor heating.

Externally the west facing level rear garden is laid to lawn and the full width patio is a great space from where to enjoy al fresco dining and gives immediate access to the Kitchen / Dining room. At the back of the garden onto the raised decking you will find a garden room with bifold doors and WC, the bar area which is equipped with power and lighting, hardstanding for a hot tub and an outside open gym area. Solar panels have also been fitted to the roof of the property for energy efficiency.

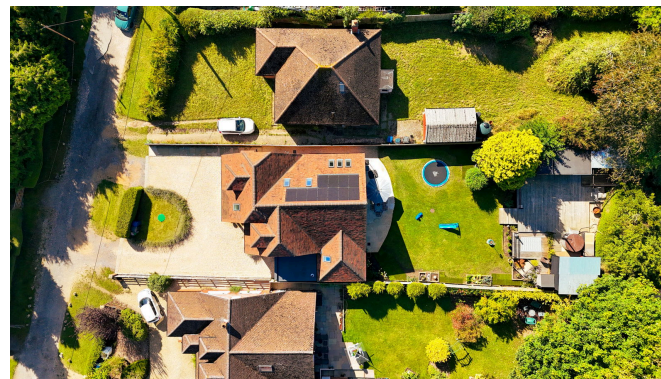


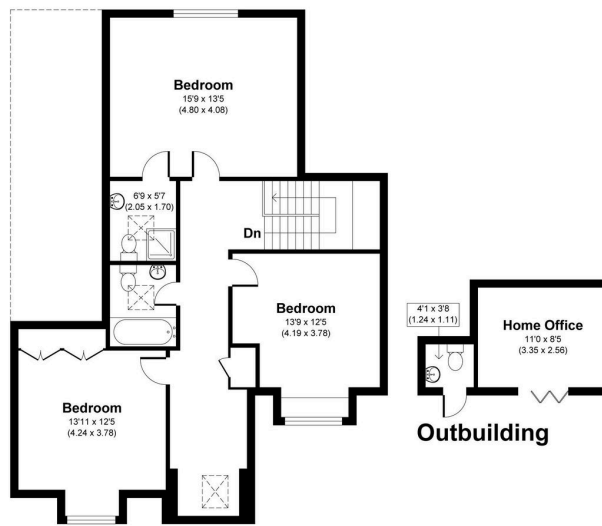


Frieth is a charming Chilterns village within easy driving distance of Marlow or Henley on the Thames. Both riverside towns offer an excellent selection of shops, restaurants and bars in addition to their annual river activities with regatta's and festivals. Locally however the village provides a well regarded Primary School, church and public houses. With the well known Hambleden valley nearby, there are some truly stunning walks on hand. The motorway network from the M40 to the north gives swift links to the city and London Heathrow airport less than 26 miles away.

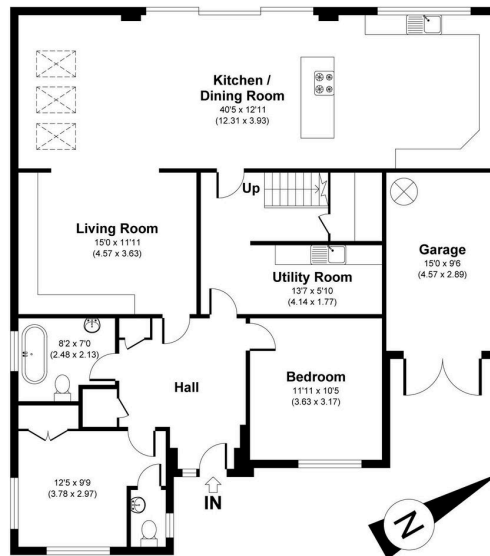
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**First Floor**



**Ground Floor**

**Malvern, RG9**

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