



13 Pineview Drive
Leigh Sinton | Malvern | Worcestershire | WR13 5FB

FINE & COUNTRY

13 PINEVIEW DRIVE

A substantial, detached, five bedroom property situated in the sought after village of Leigh Sinton benefiting from easy access to both Malvern and Worcester. The property has been finished to an exceptional, contemporary standard and boasts a double garage, picturesque views of the Malvern Hills and a detached outbuilding, currently being used as a gym.



Ground Floor:

Walking through the front doors of 13 Pineview Drive takes you into a spacious entrance hallway with three storage cupboards. There are three reception rooms, one being a large sitting room with double glazed doors leading outside to the garden. The kitchen is located to the rear of the property and features a breakfast bar, dining area and seating area, creating a fantastic entertaining space. The kitchen has intergrated Bosch appliances and a wine fridge. There is a utility room with a door leading outside and a downstairs WC.





Seller Insight

“Situated close to the heart of the quiet Worcestershire village of Leigh Sinton is this lovely five-bedroom detached family home that boasts a large garden and far-reaching countryside views. “We bought the property back in 2019, and it was brand new when we moved in,” says the owner. “The developer had actually tried to persuade us to consider other plots, but we were only interested in this particular house as it enjoys the best position on the whole development. It also has an unusually large garden for a new-build property, beautiful unobstructed views of the Malvern Hills, and it sits at the end of a quiet drive next to a pretty orchard. We also loved the fact that it’s so spacious and has lots of storage. We’d only recently had a baby when we came here, and we knew that it was a property that we could grow in to rather than out of.”

“We’ve relished having such a big house – our daughter has been able to have her own playroom, which in turn had enabled us to keep the rest of the house how we like it. It’s also a great property for get-togethers with family and friends as we have a large kitchen/dining room in which we can cook, eat and entertain, and outside is a huge patio and also a decking area, both of which are ideal for summer parties.”

“The garden itself is a feature that we’ve really adored; it has so many different areas to enjoy. We love sitting out on our decking, with its views of the Malvern Hills, and enjoying the sun, and we’ve also had the space to build a play area for our daughter so we can keep a close eye on her while she’s playing. During our time here we’ve also had a studio/gym built, which we’ve made really good use of. In fact, having a gym at home throughout the many lockdowns is definitely one of the things that has kept us sane!”

“Our favourite room is probably the kitchen/family room. It’s a lovely big space and we spend a lot of time together in here. It’s also a great room for entertaining.”

“The location is absolutely superb, and a fantastic place to raise a family. Leigh Sinton has a primary school, rated outstanding by Ofsted, and we’re also close to Malvern and all the excellent schools there. There’s a nursery/preschool in the village, as well as a shop and Post Office, and a great local pub that has a pizza van on a Friday night. We also have lots of nice countryside walks locally, the Malvern Hills are only a short drive away, and there’s a lovely little park within our development, which is ideal for young children.”

“The outlook from the house is just amazing. We’re opposite a Christmas tree farm, and there are thousands of trees – they look particularly magical when it snows or if there’s a frost – and beyond the farm are the beautiful Malvern Hills. Waking up to that stunning view has been a massive plus!”

“There’s so much that we’ll miss when we move: our beautiful views, the quietness of these lovely surroundings, the birds singing, our home gym... We’ve enjoyed every minute of our time here,” says the owner.*

* 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.





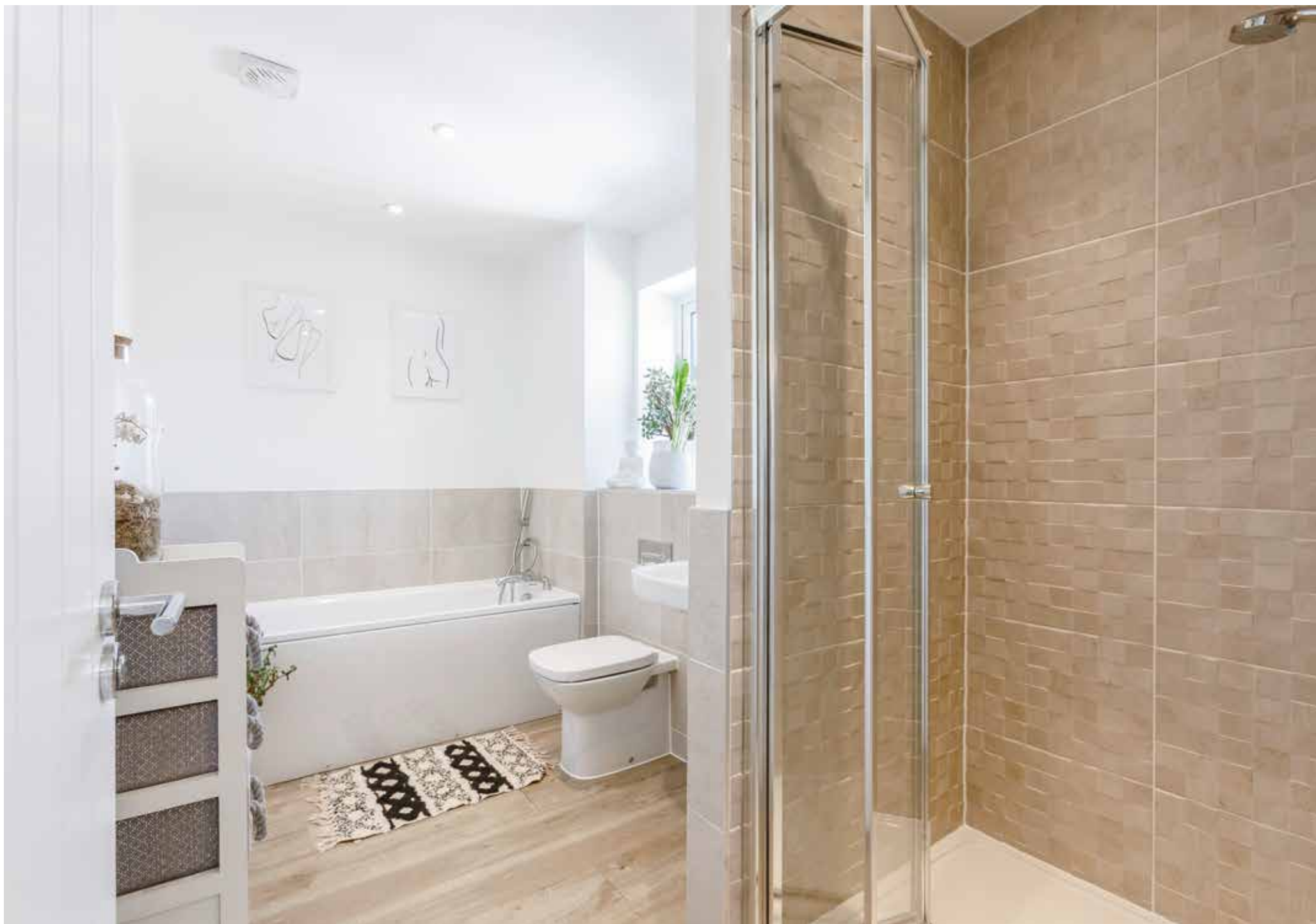




First floor

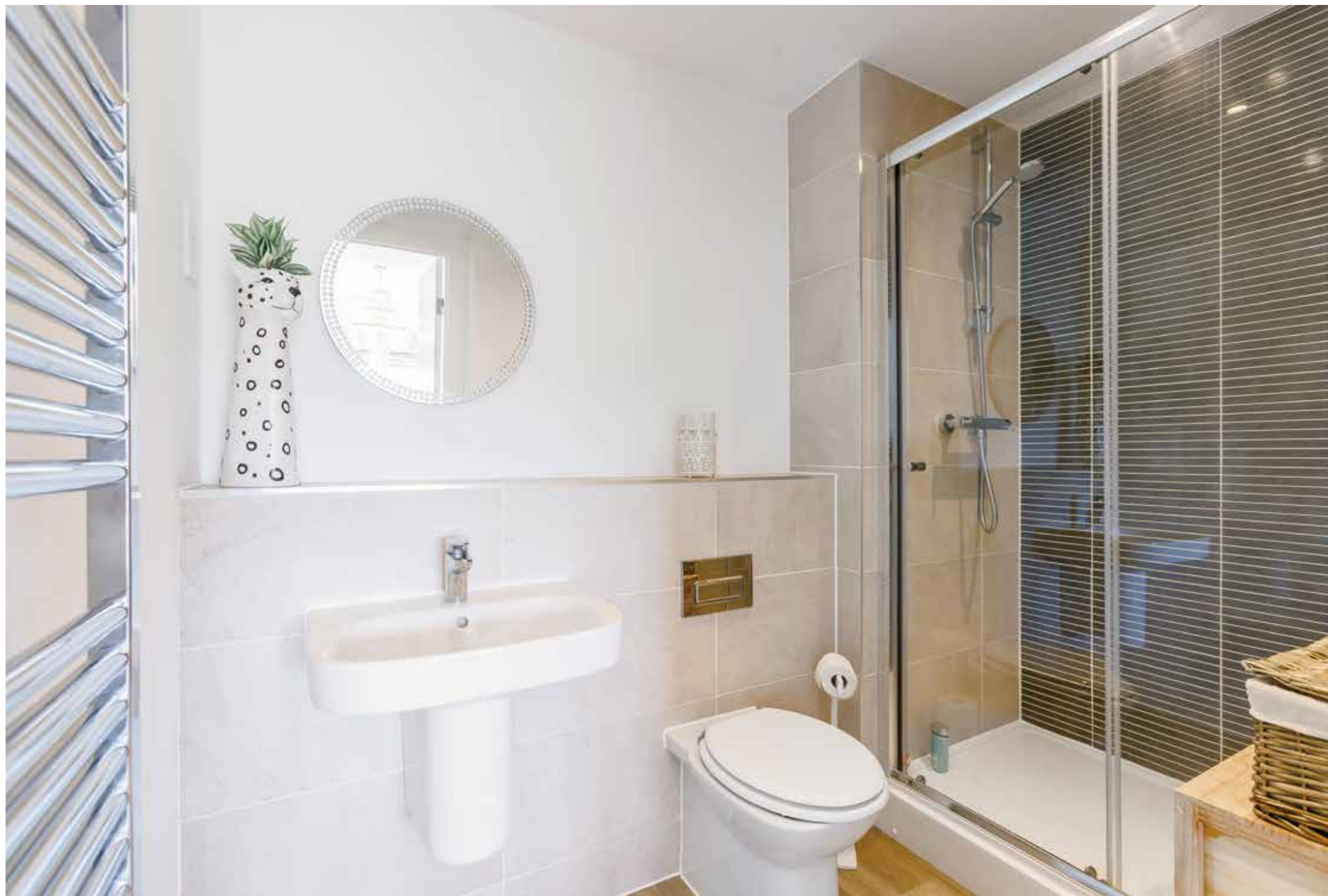
The first floor is configured of four double bedrooms, a single bedroom and a family bathroom. Three of the bedrooms boast their own en-suite and the main bedroom also features a dressing room.

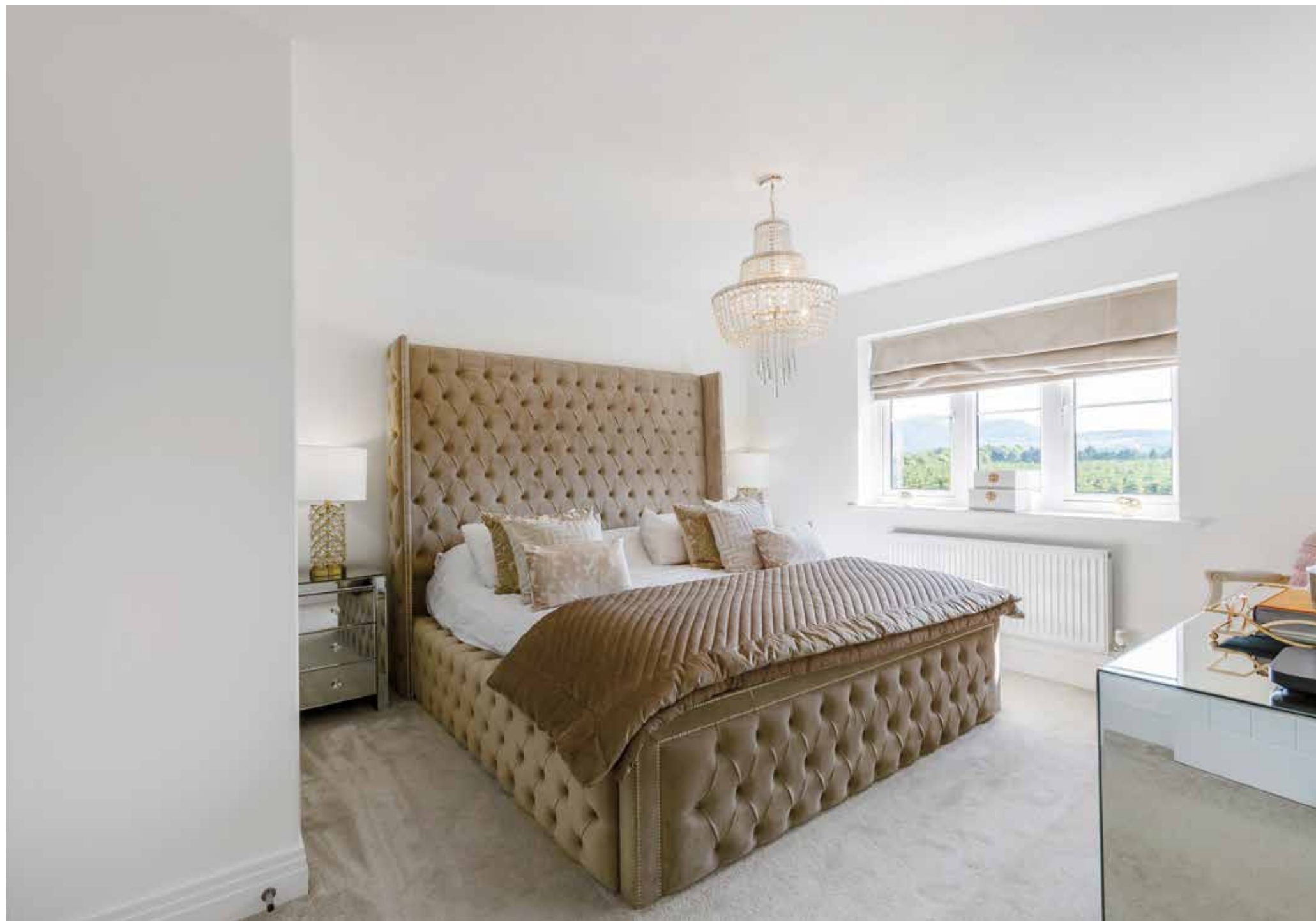












Outside

13 Pineview Drive has a double garage and ample parking to the side of the property. The beautifully maintained garden has an entertaining terrace, entertaining decking area, lawned garden and a barked childrens play area. There is a detached outbuilding in the garden currently being used as a gym with the scope to be an office. The property has an electric car charging point.







LOCATION

13 Pineview Drive is situated in the sought-after village of Leigh Sinton in the Malvern Hills District. The village has a renowned pub, The Royal Oak, a local shop and local primary school.

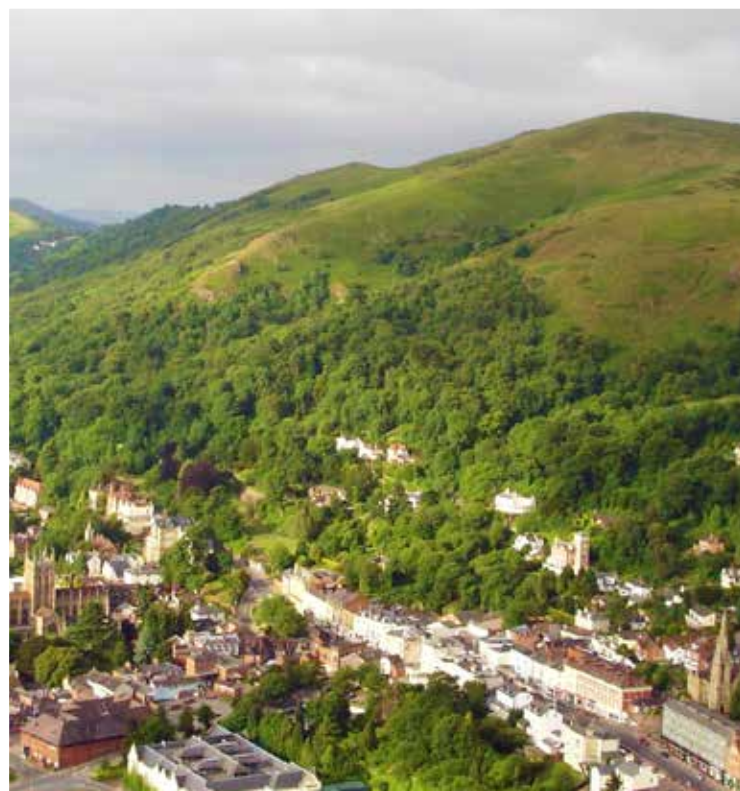
Great Malvern (3.6 miles) is the main focal point for the district. It retains its Victorian grandeur with its listed railway station, Priory Park, Festival Theatre, cinema and swimming pool. In addition, there is a mix of independent shops and cafes as well as a Waitrose. A retail park 4 miles away in Malvern Link provides out of town shopping with a Marks & Spencer's and many other retailers.

The cathedral city of Worcester, circa 6.5 miles on the banks of the River Sever, is noted for The Three Choirs Festival, its racecourse, county cricket ground, premiership rugby club and university.

The M5 motorway (accessed via J7) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is accessed by the M5, M42 and M40. The M5 south provides for commuting to Cheltenham and its racecourse, Gloucester, Bristol and the M50 to South Wales. Malvern Link Station (circa 3 miles) offers direct services to London, Birmingham, Hereford and Cardiff.

When education is a priority, the local primary school is rated "Outstanding" by Ofsted. There is a choice of three secondary schools all rated "Good." If independent schools are your choice, then The Kings School and The Royal Grammar School are in Worcester, and Malvern College and Malvern St James Girls School are in Great Malvern.

For days out and recreation, 13 Pineview Drive is well placed for access to Stratford-upon-Avon, Cheltenham, North Cotswolds and Broadway, The Wye Valley and Mid Wales.





Services

Mains electricity, gas, water and drainage.

Security alarm.

Electric car charging point.

Additional Information

The property is accessed via a private road which has a maintenance charge – please liaise with the Agents for further details.

Tenure

Freehold

Local Authority

Malvern District Council

Council Tax Band G

Viewing Arrangements

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

Website

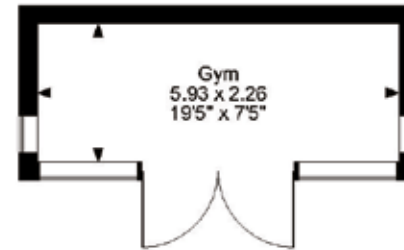
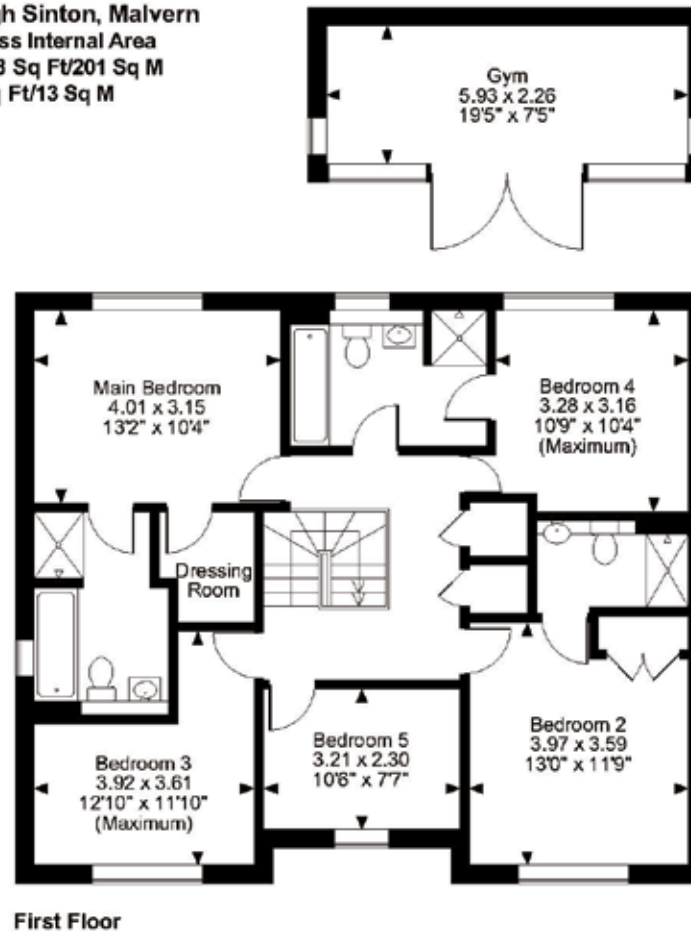
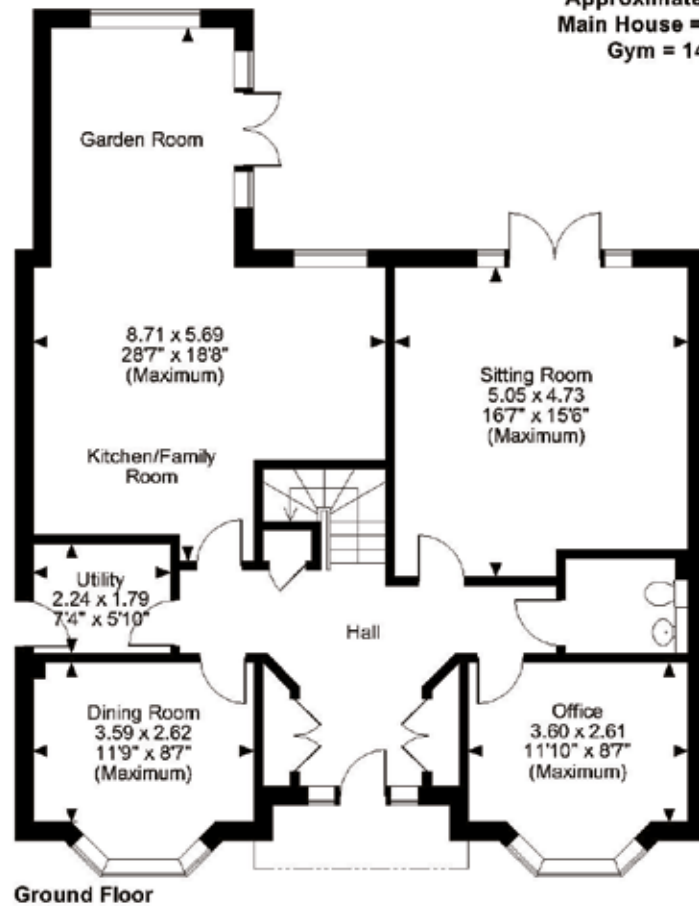
For more information visit www.fineandcountry.com

Opening Hours:

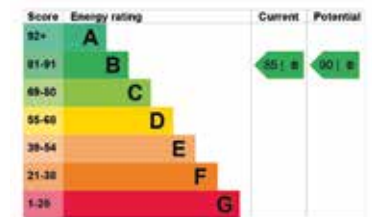
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Pineview Drive, Leigh Sinton, Malvern
Approximate Gross Internal Area
Main House = 2168 Sq Ft/201 Sq M
Gym = 144 Sq Ft/13 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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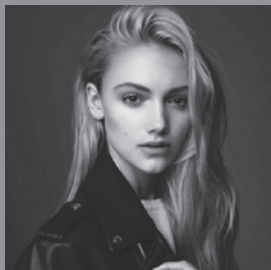
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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