



**Allan Morris**  
estate agents

**Garden Cottage, Leigh Sinton,  
Worcestershire, WR13 5EQ**

 **MAYFAIR**  
OFFICE GROUP

## Leigh Sinton, WR13 5EQ

Garden Cottage is an individual bespoke architect designed detached home built in 2007, situated in the popular village of Leigh Sinton with views to open countryside at the rear. The property has just undergone a substantial upgrade that includes an extension and brand new high specification kitchen, new bathroom and new high efficiency windows throughout. The accommodation comprises of entrance hallway, cloakroom, living room with triple aspect windows, extended and open plan kitchen diner fitted with top end appliances with a central island unit and bi-fold doors opening to the garden, utility room, study, four bedrooms (two with en-suite shower rooms) and family bathroom. The property further benefits from having a detached double garage, gated driveway providing ample off road parking and landscaped rear gardens. Leigh Sinton offers a range of amenities, all within walking distance of Garden Cottage, including primary school (Ofsted outstanding) village store/Post Office and pub. Leigh Sinton is also positioned for easy access to Malvern, Worcester and Hereford. This property must be viewed to appreciate the very high standard of accommodation on offer.



### **ENTRANCE PORCH**

Brick built entrance porch with Flush 70 uPVC window that continue throughout the property hereafter, tiled floor, spotlighting, door opens to;

### **RECEPTION HALLWAY**

Front facing wooden framed double glazed window, solid wood staircase to first floor, built in storage cupboard, Oak floor with underfloor heating, ceiling spotlights. Doors to living room, study, cloakroom and kitchen.

### **LIVING ROOM 16'6" x 14'1" (5.03m x 4.30m)**

Three aspect room with uPVC windows, feature fireplace with recessed wood burner, quartz surround and hearth with a oak mantle over, television and satellite points, oak floor continuing with underfloor heating, connection for wall mounted television.

### **STUDY 9'6" x 7'0" (2.91m x 2.15m)**

Side facing uPVC window, continued oak floor with underfloor heating, telephone and broadband connection point.

### **KITCHEN DINING LIVING ROOM 20'0" x 17'6" < 19'6" (6.10m x 5.34m < 5.95m)**

Very impressive open plan kitchen dining space, extended to the rear with bi-fold doors opening to the rear garden, front and side facing uPVC window, tiled floor with underfloor heating.

Contemporary fitted kitchen with a range of eye and base level units, Quartz worktops and a complimentary central island. Inset sink with a Quooker instant hot water tap system, integrated NEFF appliances that include: electric oven, microwave combination oven, warming drawer, NEFF induction hob and extractor hood, integrated pull out larder and corner cupboards systems, breakfast bar under central island, integrated wine cooler, television point, continuation of tiled floor with underfloor heating, three velux windows, spot lighting, under and over units lighting, door to:

### **UTILITY ROOM 9'6" x 5'10" (2.90m x 1.79m)**

Front facing uPVC window, complementary base level units with quartz worktop, inset sink, space and plumbing for washing machine, tumble dryer,

wall mounted Worcester Bosch combi boiler, spot lighting, continued tiled floor and underfloor heating.

### **FIRST FLOOR - GALLERIED LANDING**

With wooden and glass banister, velux roof light window, airing cupboard with Megaflow hot water tank, spot lighting.

### **BEDROOM ONE 14'6" x 14'2" max (4.42m x 4.33m max)**

Two side and rear facing uPVC windows with a rural outlook to the rear, two built in wardrobes with hanging rails, radiator, television point.

### **EN-SUITE 6'6" x 4'7" (2.00m x 1.40m)**

Side facing uPVC window, recessed shower with smart shower controls, fitted vanity unit with inset basin, low level WC with concealed cistern, heated towel rail, spot lighting and extractor fan.

### **BEDROOM TWO 14'2" x 10'2" \_ door recess (4.34m x 3.10m \_ door recess)**

Built in storage cupboard, dual aspect uPVC window, television point, door to:

### **EN-SUITE 7'11" x 4'10" (2.42m x 1.48m)**

Rear facing uPVC window, corner shower cubicle, fitted bathroom furniture including: wash basin with storage below, concealed cistern low level WC, tiled walls and floor, illuminated mirror, extractor fan, spot lighting, heated towel rail.

### **BEDROOM THREE 13'6" x 7'11" (4.13m x 2.42m)**

Front facing uPVC window, built in storage cupboard, radiator.

### **BEDROOM FOUR 9'6" x 9'1" (2.90m x 2.79m)**

Front facing uPVC window, radiator, television point.

### **FAMILY BATHROOM**

Rear facing uPVC obscure double glazed window, panel bath, low level w.c, vanity unit with hand basin, illuminated mirror, extractor fan, spot lighting, heated towel rail.

### **OUTSIDE - DRIVEWAY AND GARAGE**

Gated access to secure paved driveway, providing off road parking for several vehicles. Detached double garage with electrically operated door, light and power and potential for storage over.

### **GARDENS**

Private rear gardens are enclosed by timber panel fencing and hedging, wrapping round to the side and front of the property, mainly laid to lawn with a raised decking area to the rear corner, and additional patio which is just outside the large bi-fold doors that open the kitchen dining room into

the garden, creating seating areas to enjoy views to open countryside to the rear. The garden has a range of mature trees and shrubs, beds and borders, gated side access to the front of property and driveway, outside lighting and tap.

### **DIRECTIONS**

From the office of Allan Morris on Worcester Road, travel towards Malvern Link. At the first set of traffic lights turn left then bear immediate right towards Leigh Sinton along the Newtown Road, which then becomes Leigh Sinton Road. Follow along Leigh Sinton Road for approximately 2 miles towards the village of Leigh Sinton and at the T-junction with the Hereford Road turn left where the property can be identified after a short distance on the right hand side as identified by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries on the property please call Allan Morris Malvern on 01684 561411.

### **ADDITIONAL INFORMATION**

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

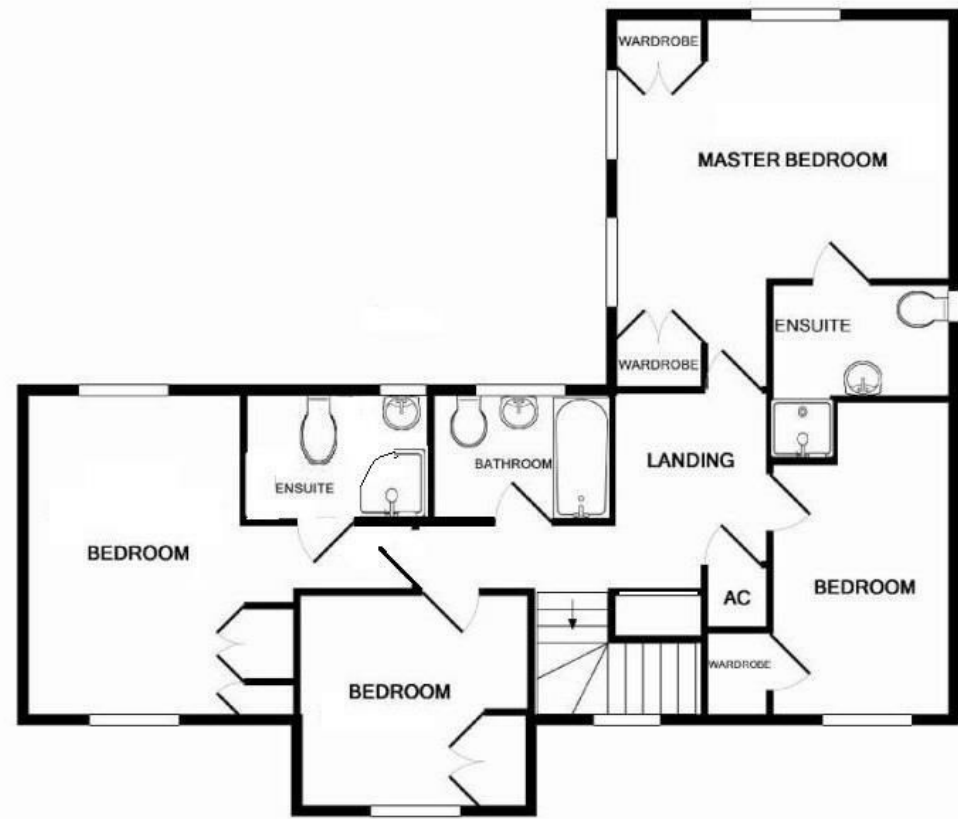
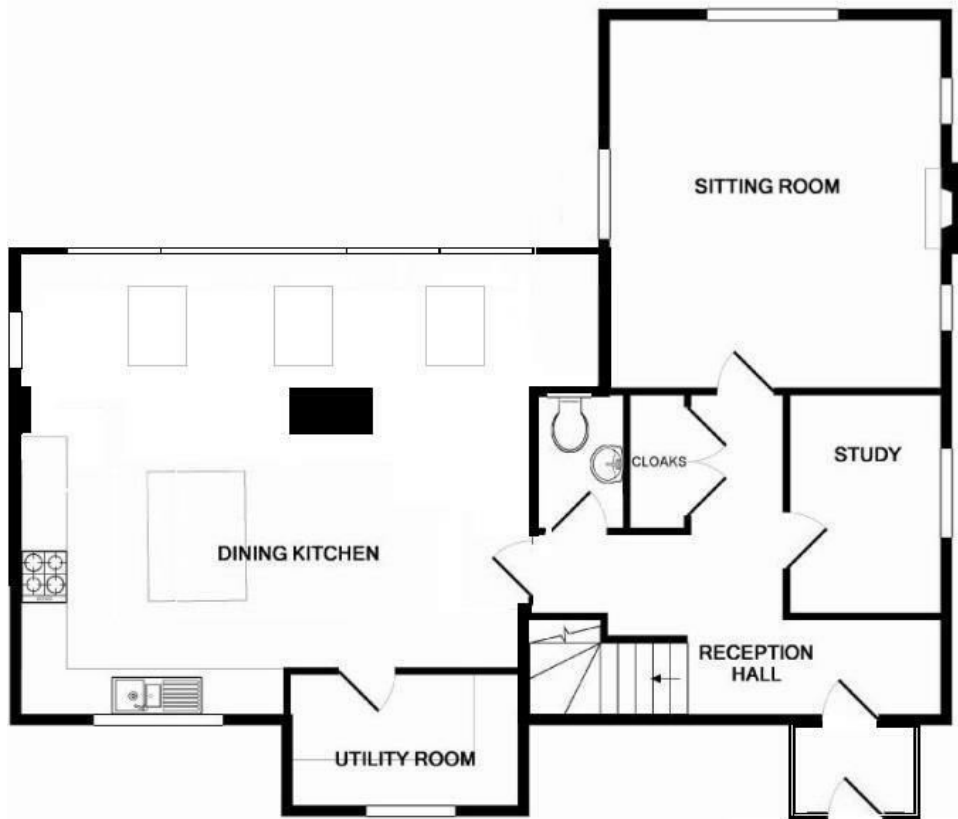
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: C78 Potential: B85

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

### **ASKING PRICE**

£560,000



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