



1a, Clewer Croft, Leigh Sinton, WR13 5PJ

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



## Clewer Croft, WR13 5PJ

A delightful, individual detached house offering a perfect blend of comfort and modern living. With four spacious bedrooms, it is ideal for families seeking a serene environment while still being close to local amenities. In brief, the accommodation of in excess of 200 sq m, comprises: Porch, hallway being open plan to the dining room, guest WC, utility room, gracious living room and large dining kitchen. To the first floor are four good sized bedrooms, with the main bedroom having an en suite with spa bath and the family bathroom which is Jack and Jill to bedroom two. This superb home is complemented by a detached double garage, ample parking on the brick paved driveway and good sized, private gardens. Offered in a NO CHAIN SALE situation, we strongly recommend early viewing to appreciate all that is on offer.



### **CANOPY PORCH**

Outside courtesy light, front door to:

### **ENTRANCE PORCH**

Recessed ceiling downlighter, front aspect obscure glass double glazed door with glass brick panel to side and door to:

### **ENTRANCE HALL 18'5" x 11'8" (5.63m x 3.56m)**

Dual aspect double glazed window, wide range of recessed ceiling downlighters, wood effect flooring with underfloor heating, stairs to first floor, wide arch doorway to sitting room, open plan to: .

### **DINING ROOM 21'10" x 11'7" (6.67m x 3.54m)**

Dual aspect with vaulted double glazed full height bay window with door to front garden and additional double glazed window to the side, recessed downlighters, continued wood effect flooring with underfloor heating.

### **SITTING ROOM 18'0" x 17'6" (5.49m x 5.35m)**

Dual aspect with rear facing double glazed window and side facing double glazed sliding doors to rear garden giving access to a large patio with space for table and chairs and alfresco dining, recessed ceiling downlighters, feature contemporary electric living flame effect fire, underfloor heating.

### **DINING KITCHEN 24'10" x 12'7" (7.58m x 3.86m)**

Triple aspect with front and side facing double glazed windows and rear facing double glazed sliding doors to the garden and entertaining patio, wide range of recessed ceiling downlighters, luxuriously fitted kitchen comprising: wide range of floor and wall mounted ivory and walnut units under a granite work top with large matching island and breakfast bar, inset one and a half bowl sink unit with drainage grooves to one side and Quooker tap over. Integral electric hob in island with stainless steel and glass extractor over, integral double ovens, integral dishwasher, integral full height fridge, integral full height freezer, space for breakfast or dining table, tile effect floor with underfloor heating.

### **UTILITY 11'7" x 6'4" (3.54m x 1.94m)**

Side aspect double glazed window and side aspect door to side garden, recessed ceiling downlighters, stainless steel single bowl sink unit, space and plumbing for washing machine, space for tumble dryer, tile effect floor with underfloor heating, wall mounted Worcester boiler.

### **CLOAKROOM**

Front aspect obscure glass double glazed window, recessed ceiling downlighters, extractor, white suite comprising:

hand basin with storage below, push flush WC, tile effect floor with underfloor heating.

### **LANDING**

Rear aspect double glazed window, recessed ceiling downlighters, smoke alarm, built-in landing cupboard with slatted shelving. Door to:

### **BEDROOM ONE 18'0" x 17'7" (5.49m x 5.36m)**

Dual aspect with side and rear facing double glazed windows, recessed ceiling downlighters, radiator. Door to:

### **ENSUITE BATHROOM 7'10" x 6'5" (2.17m x 1.97)**

Side aspect obscure glass double glazed window, recessed ceiling downlighters, extractor, white suite comprising: double ended spa bath with mixer shower over, wash hand basin with storage below, push flush WC, heated chrome towel rail.

### **BEDROOM TWO 14'3" x 11'10" (4.35m x 3.61m)**

Rear aspect double glazed window, recessed ceiling downlighters, access to roof space, radiator, door to Jack and Jill main bathroom.

### **BEDROOM THREE 12'11" x 12'5" (3.94m x 3.81m)**

Front aspect double glazed window, recessed ceiling downlighters, bespoke full height full width fitted wardrobe with sliding door, hanging rail and shelving, radiator.

### **BEDROOM FOUR 12'7" x 11'7" (3.86m x 3.54m)**

Rear aspect double glazed window, recessed ceiling downlighters, radiator.

### **JACK AND JILL MAIN BATHROOM 12'7" x 5'10" (3.86m x 1.78m)**

Front aspect obscure glass double glazed windows, recessed ceiling downlighters, four piece white suite comprising: panelled bath with Mira shower, shower cubicle, hand basin with storage below, push flush WC, heated towel rail.

### **FRONT GARDEN**

Property is accessed via a wide entrance from Clewer Croft which opens to a block paved driveway and turning area providing parking for five cars. Path from the driveway leads to a front door, across the lawn is a five bar gated access to the rear garden providing an excellent space for a motorhome or caravan if required. The driveway also leads to the detached double garage. The other side of the drive to the front garden screened by a mature shrub bed is a paved seating area accessible from the dining room with a path that continues to side to the rear garden.

### **REAR GARDEN**

Southerly rear garden, with paved patio accessible from the sitting room or

breakfast kitchen with plenty of space for a table and chairs and al fresco dining. The majority of the garden is laid to a formal lawn with a long rear deck to the rear and a central mature tree, from various points within the garden there are south westerly views looking back towards the Malvern Hills.

### **DETACHED DOUBLE GARAGE**

Front aspect up and over electric style door with courtesy lights to either side, eaves storage, pedestrian door to side.

### **DIRECTIONS**

From Great Malvern, proceed north on Worcester Road. At the traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road; continue along Leigh Sinton Road for several miles towards the village of Leigh Sinton. Turn left at the T-junction onto the Hereford Road, after a few hundred yards on the left hand side just after the village store, turn left into Clewer Croft, where the property is found at the head of the cul-de-sac on the left hand side. For more details or to book a viewing, please call the Malvern office 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 although carpets and curtains are included. Other items, such as the breakfast table and chairs may be included by separate negotiation.

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: G

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: C71

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

**ASKING PRICE - £700,000**



### Ground Floor



### Floor 1

Allan Morris

Approximate total area<sup>(1)</sup>

209.3 m<sup>2</sup>

Reduced headroom

3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

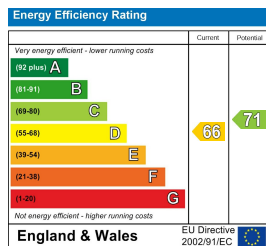
Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

EPC



## Material Information Report



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