



11 Nash Green

Leigh Sinton WR13 5DR

Andrew Grant

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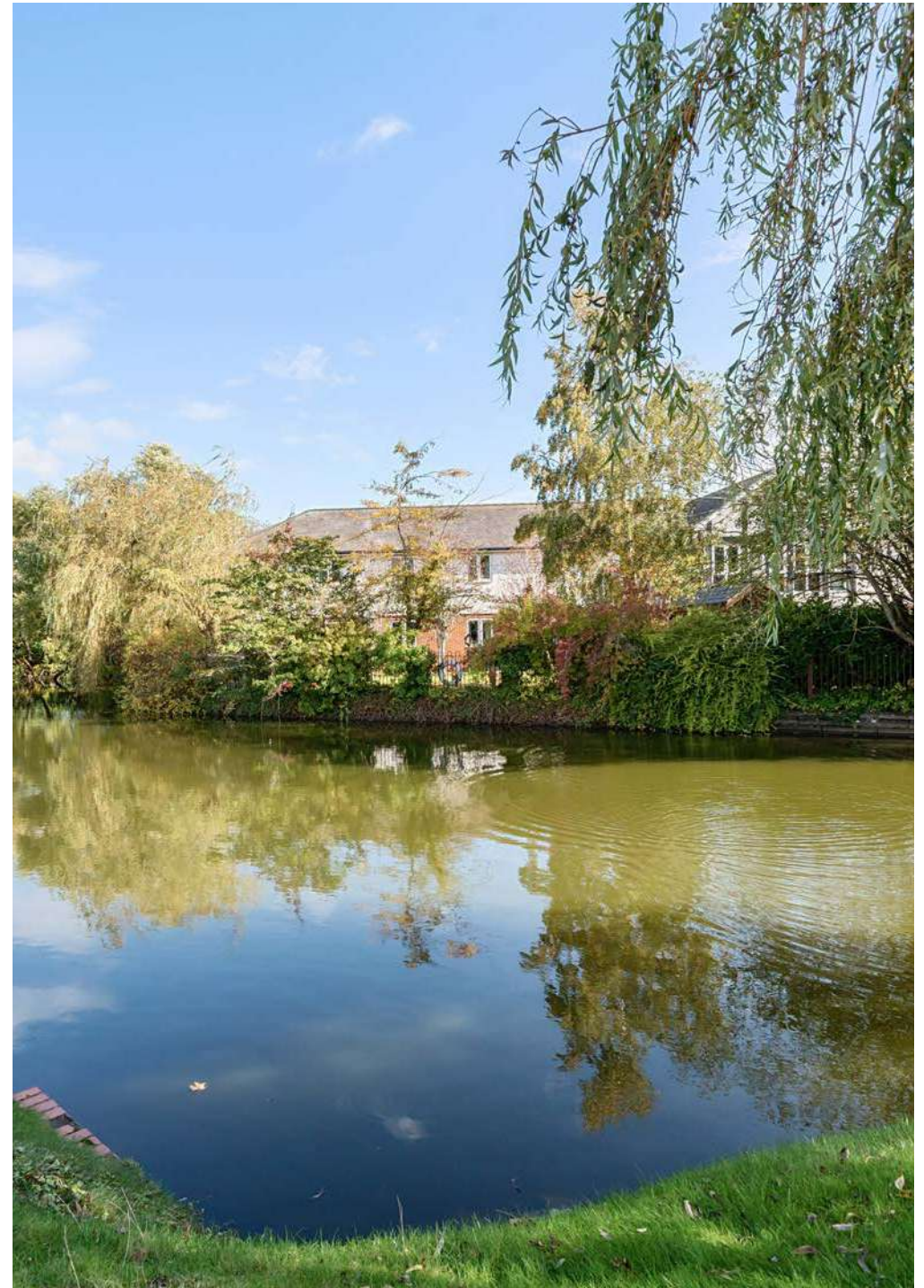
5 Bedrooms 3 Bathrooms 2 Reception Rooms

Situated in the popular village of Leigh Sinton, this beautiful detached property offers five spacious bedrooms and generous living space throughout. The home features an open-plan kitchen and breakfast room, a formal dining area and a living room, all designed for both comfortable family life and entertaining. A large garden to the rear, along with off-road parking and a double garage at the front, further enhance the appeal of this exceptional family home.

Key features

- A spacious detached home, ideal for family living.
- The property benefits from an open-plan kitchen and breakfast area, a formal dining room and living area, perfect for entertaining and family gatherings.
- Five generously sized double bedrooms, with two benefitting from their own en suites.
- A large patio and garden area, ideal for outdoor relaxation and activities.
- A driveway offering ample off-road parking and a double garage.
- Located in the village of Leigh Sinton, surrounded by stunning countryside, yet conveniently close to local amenities and transport links.

2169 sq ft (201.5 sq m)





The kitchen

The open-plan kitchen is a bright and inviting space, featuring matching wall and base cabinets that provide ample granite countertop space. It is well-equipped with a wall-mounted Siemens oven, an induction hob with extractor fan, sink and fridge-freezer. A large window overlooks the garden offering wonderful, green views, creating a warm and welcoming atmosphere perfect for cooking and entertaining.





The breakfast room

Adjacent to the kitchen is a generously sized breakfast room, perfect for family meals and socialising. The space provides ample room for a dining room table and benefits from a large bay window which floods the room with natural light. The space also provides a door giving the space direct access to the garden, as well as an additional door to the double garage, enhancing the flow of the space.





The living room

The living room is a bright and welcoming space which spans the length of the property, with triple aspect windows which overlook the front, rear and side of the property. At its centre is a gas fireplace set within a wooden mantle, perfect for enjoying on cooler evenings. French windows open directly onto the rear garden, creating a seamless indoor-outdoor entertaining space year-round.





The dining room

The dining room is a generously sized reception room that overlooks the front of the property, benefiting from abundant natural light. With ample space to accommodate a dining table, it is perfect for hosting more formal occasions and creating a welcoming atmosphere for family and guests.



Bedroom one

Bedroom one is a bright and inviting space, enhanced by a large window which fills the room with natural light and amplifies the sense of space. This welcoming bedroom also features a walk-in wardrobe space, with mirrored sliding wardrobes on either side, creating a stylish and functional space.





Bedroom one en suite

Bedroom one further benefits from its own well-appointed en suite. The space features a walk-in arc shower cubicle, a WC, a bidet and a washbasin offering both privacy and comfort to the principal bedroom.



Bedroom two

Bedroom two is a generously sized room, comfortably accommodating a double bed. It features a two windows overlooking the front of the property as well as built-in wardrobes, enhancing both the space and functionality of the main bedroom.



Bedroom two en suite

Bedroom two further benefits from its own well-appointed en suite. The space features a walk-in shower cubicle, a WC, a bidet, a heated towel rack and a washbasin offering both privacy and comfort to the second bedroom.



Bedroom three

Bedroom three is another spacious room, comfortably accommodating a double bed. The space also benefits from a large window, as well as built-in wardrobes, enhancing the functionality of the space.



Bedroom four/study

Bedroom four overlooks the front of the property and is currently used as an office/study. This space could easily accommodate a single bed, providing a versatile family bedroom within the home.



Bedroom five/ the office

Adjacent to bedroom four is bedroom five, currently used as an office. This versatile space can easily be adapted to suit any homeowner's needs, whether as a nursery, a single bedroom or continued use as a home office.



The bathroom

The family bathroom is a well-appointed space, serving all five bedrooms with ease. It features a built-in bath, a large walk-in shower, a WC, washbasin and chrome heated towel rack offering both practicality and comfort.



The garden

The garden is a delightful, year-round green space, featuring a generously sized lawn bordered by soft planting beds, mature trees and fencing for added privacy. It also offers a spacious patio area, creating a tranquil outdoor retreat.



Location

Leigh Sinton is a charming village located in Worcestershire, offering a perfect blend of rural tranquillity and convenient access to nearby amenities. The village boasts a local shop, a post office and a traditional pub, catering to everyday needs, while the larger towns of Malvern and Worcester are just a short drive away, providing a wider range of shopping, dining and leisure options.

Families benefit from excellent schooling options in the area, including Leigh and Bransford Primary School and the highly regarded secondary schools in nearby Malvern, such as The Chase and Dyson Perrins. Additionally, the village is within driving distance to private schools such as Kings school Worcester, Malvern St James and RGS Worcester.

Transport links in Leigh Sinton are excellent, with easy access to the A4103 connecting to both Worcester and Hereford. For rail commuters, Great Malvern and Worcester train stations offer direct services to Birmingham, London, and beyond. The village also enjoys good local bus services, making Leigh Sinton an ideal location for those seeking a peaceful village lifestyle with convenient access to major transport routes and local amenities.

Services

The property benefits from a range of utilities, including liquid propane gas, oil-fired central heating, private electricity and water supply and a septic tank with cesspool.

Council Tax - Band G



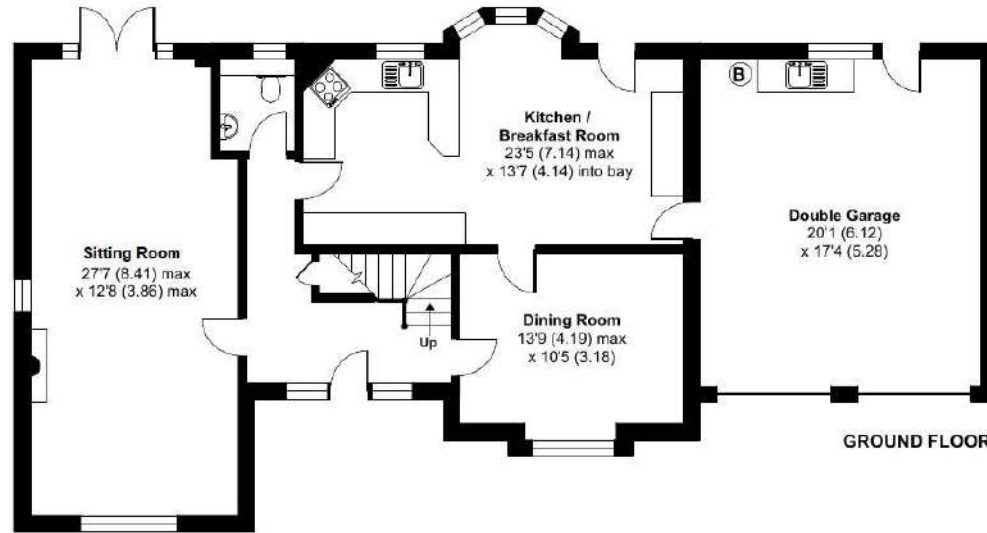
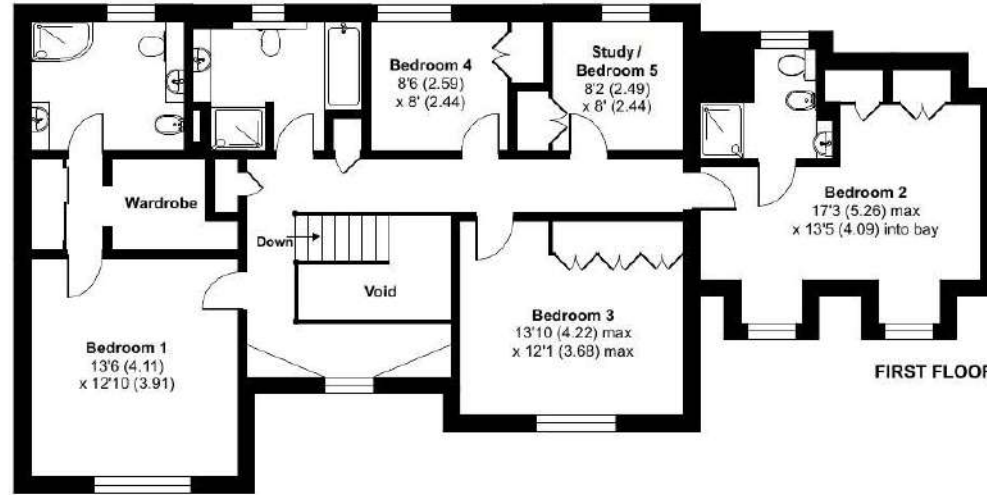
Nash Green, Leigh Sinton, Malvern, WR13

Approximate Area = 2169 sq ft / 201.5 sq m

Garage = 349 sq ft / 32.4 sq m

Total = 2518 sq ft / 233.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1197116

Illustration for identification purposed only, measurements are approximate, not to scale.



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