



Leigh Sinton

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Malvern |



Leigh Sinton, Malvern,

NO ONWARD CHAIN

- Stunning Grade II Listed Oast House located a short drive from Malvern centre and the Malvern Hills.
- Impressive 3,300 sqft of unique accommodation blending character features with contemporary style.
- **Welcoming Reception Hallway:****
- Bright and inviting space.
- Includes a convenient cloakroom and spacious utility room.
- **Elegant Living Spaces:****
- Cosy sitting room, formal dining room, and fabulous drawing room - Drawing room features a log-burning stove, ideal for chilly evenings.
- **Kitchen Breakfast Room:****
- Well-equipped kitchen breakfast room.
- Sleek design with a range of wall and base units.
- **Spacious Bedrooms:****
- Four generously sized bedrooms.
- Exceptional master bedroom suite.
- Three additional bedrooms with stylish separate bathroom.
- Separate office suite
- **Outdoor Amenities:****
- Detached double garage/workshop suitable for car or bike enthusiasts.
- Gardener's store with WC.
- Mature gardens with a variety of trees and vibrant flower beds.
- Stunning views of the Malvern Hills.
- **Ample Parking:****
- Plenty of parking space for family and guests, perfect for entertaining.



Fox Town and Country Home



****Stunning Oast House Situated in Leigh Sinton****

Discover the charm of this beautifully presented oast house, located just a short drive from Malvern and the breathtaking Malvern Hills. With an impressive 3,300 sqft of unique accommodation, this residence blends character features with contemporary style, making it a truly exceptional home.

With a welcoming reception hallway which is a bright and inviting space, complete with a convenient cloakroom and a spacious utility room for added practicality.

Enjoy a variety of elegant living areas, including a fabulous sitting room, a formal dining room, and a striking drawing room featuring a log-burning stove—perfect for those chilly evenings.

The well-equipped kitchen breakfast room boasts a sleek design with a range of wall and base units, ideal for culinary enthusiasts. Beautifully fitted throughout with ample storage and high-end appliances. The property includes four generously sized bedrooms, highlighted by an exceptional master bedroom suite. Three additional bedrooms are serviced by a stylish separate bathroom. A separate office suite is the perfect place for working from home or an ideal hobby room.

The detached double garage/workshop is perfect for car or bike enthusiasts, complemented by a gardener's store with a WC. The mature gardens feature a variety of trees and vibrant flower beds, providing stunning views of the Malvern Hills. Ample parking space for family and guests, making this property perfect for entertaining. - This stunning oast house is a rare find, offering a blend of charm, practicality, and stunning surroundings.





Malvern, with its wonderful Malvern Hills adjoining the properties, is the main focal point for the district and retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition, there is a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers.

The county town and cathedral city of Worcester, lying on the banks of The River Severn, is some 8 miles northeast providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University. The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol. Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway Station, situated to the east of Worcester, increases the capacity to London as well as reducing the journey time. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst at Worcester there is the King's Schools and Royal Grammar Schools

- Mains Water
- Mains Electricity
- Oil Central Heating
- Mains Drainage
- Tax Band G

Administrative deposit:

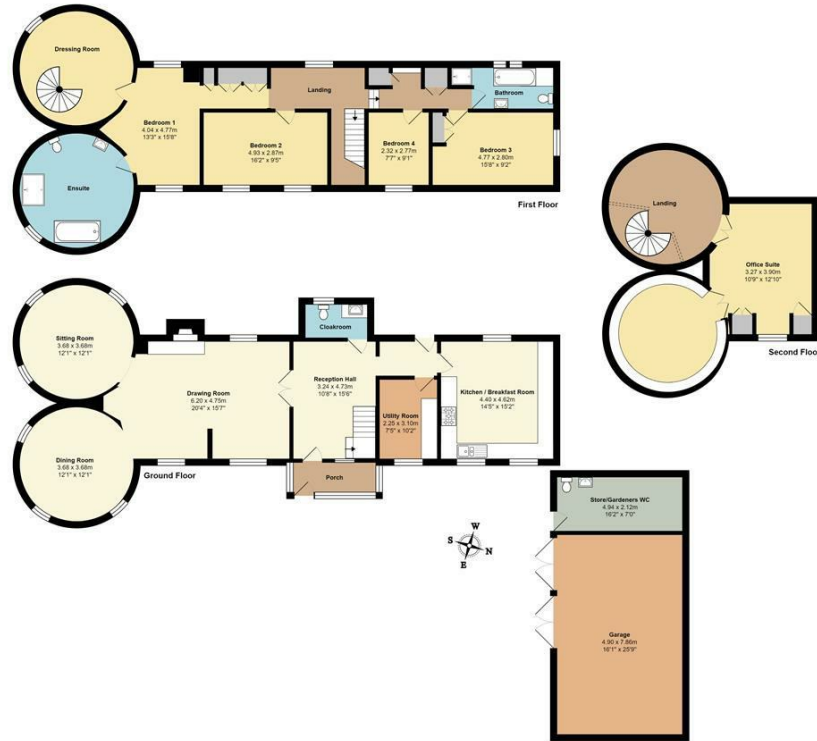
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**



Fox Town and Country Home



Oast House, Stocks Lane, Leigh Sinton, WR13 5DY



Total Approx Area: 307.0 m² ... 3304 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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