



Leigh, Worcester | Worcestershire

Leigh, Worcester, Worcestershire

Situated in the charming village of Leigh, Worcester, this delightful detached residence offers high specification living accommodation throughout. The property boasts a large, secure driveway, providing ample space for parking. Imagine coming home to this peaceful retreat, surrounded by nature and open countryside. Whether you're looking for a cosy family home or a private and secure location in a semi-rural setting, this property offers the perfect blend of comfort and modern convenience. Don't miss the opportunity to make this beautiful house your new home in the heart of the English countryside.

The electric gates shield this thoughtfully renovated residence from the outside world and offer high end security with keypad entry system. The driveway offers ample parking for 4/5 vehicles with resin pathway and patio area leading to the front door.

The attractive and spacious hallway offers practical coat and boot storage with a further built in cupboard to house essential outdoor attire for countryside walks a plenty on your doorstep. The travertine flooring throughout the hallway and column radiators coupled with full height window looking out to the garden make it a light and bright and inviting space to enter the property.

The recently extended and renovated sitting room has a vaulted ceiling offering a feeling of space as you enter, 5 panel bi-fold doors open out to the garden and provide a green and tranquil outlook. The generous proportions allow for ample relaxed seating and also a dining space if required. Amtico flooring and column radiators complete the high end feel.

Leading off the hallway is the games room or formal dining area. It currently houses a snooker table making it an ideal entertaining space and benefits from a vaulted ceiling. The original European oak mosaic flooring and attractive mantel with oak beam and original brick hearth provide character and charm in abundance.

The kitchen is an inviting and social space. A central island with seating for 6 houses a convenient induction hob with integrated ceiling extractor fan. Storage a plenty is catered to with full height cabinetry and ample pan drawers. An attractive double Belfast sink looks out to the garden making washing up a thing of joy! The American style fridge with ice-maker and dedicated wine fridge add a luxurious touch. Double eye line ovens mean hosting is a breeze and any would be chefs are very at home here. Practical tiled flooring means the space lends itself well to the access directly out to the garden and also through to the bedrooms making it the hub of the home.





The 2 medium sized bedrooms are currently in use as childrens bedrooms and look out to the garden at the side of the property. Large windows and soft pile carpet make them light & bright while being cosy and inviting in equal measure. Contemporary column radiators demonstrate the attention to detail this home renovation has undergone.

The main family bathroom houses a power shower with convenient integrated bench seat ideal for anyone with mobility issues. A handy built in shelf with towel storage solutions is a useful addition and the basin and WC make it a functional space located just off the corridor to the bedrooms.

The master bedroom benefits from a large window making it light, bright and inviting. Generously proportioned there is ample space for a standalone wardrobe, dressing table, cabinet and bedside tables. The oak wooden flooring and panelled wood internal doors give a warmth, while the column radiator is attractive and practical at the same time. Adding a luxurious touch a large wet room with separate walk in walk out shower, standalone bath WC and basin make this master suite a true delight.

The garden wraps around the entire property allowing zoning of areas to maximise useable space. A large lawned area with mature planting borders occupies the central space outside, a resin pathway leads to a paved area which currently houses a hot tub catering to outside entertaining. This area could also be a patio for seating. Additionally there is a further seating area with fire pit ideal for al fresco eating during balmy evenings. Tucked away discreetly in the corner a wooden play fort with ladder and platform is a great addition for any young families looking to make this home. Ample space for a trampoline or standalone swings make this garden spacious enough to cater for families. Resident chickens roam freely and this garden feels private and secure.

The double garage is another recent addition added by the current owners. It features high security metal doors and is a great space for storage of tools, a workshop or parking for motorbikes and vehicles.





Located in a semi rural village of Leigh Sinton, the property is close to The Bank House Hotel, The Fold cafe, Roots Farm Shop and The Royal Oak pub to name a few.

Within easy distance of Malvern, the wonderful Malvern Hills are the main focal point for the district and the town 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 Fired Central Heating
- Mains Drainage
- Tax Band E

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

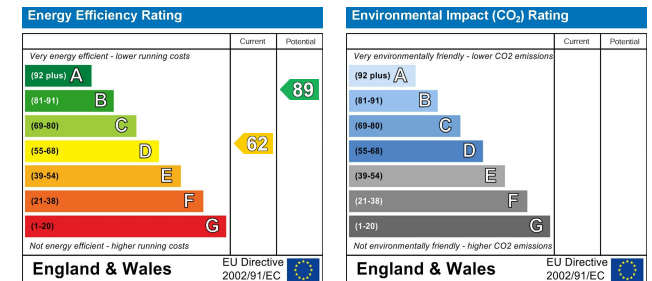




Glebe Lodge, Suckley Road, Leigh, WR6 5LE



Total Approx Area: 180.0 m² ... 1937 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.



Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

