



Nash Green

Malvern |

FOX TOWN & COUNTRY HOMES

FOX TOWN & COUNTRY HOMES

Nash Green, Malvern,

- Much loved and improved Executive Family Home
- Located in the sought-after village of Leigh Sinton
- Spacious accommodation over 2228 Sq ft
- Five Bedrooms - two with ensuite
- Integral Double Garage with utility area
- Set within an area of Outstanding Natural Beauty

A much-loved and beautifully improved executive family home, situated in the highly sought-after village of Leigh Sinton, offering spacious and versatile accommodation spanning 2,228 sq ft. This superb detached residence offers five well-proportioned bedrooms, two with en-suite facilities, and boasts a prime location in an Area of Outstanding Natural Beauty.

Nestled within the charming village of Leigh Sinton, this exceptional home offers a perfect blend of comfort, style, and convenience. With two reception rooms, a generous integral double garage with a utility area, and an immaculately maintained private rear garden, this home provides the perfect setting for family life. The property offers ample off-road parking and a blocked-paved driveway with space for several vehicles.

The light and airy entrance hall sets the tone for the rest of the home, leading into a spacious and inviting lounge. The well-appointed kitchen/diner has been recently enhanced and is perfect for both family living and entertaining. Flowing seamlessly into a separate dining area and conveniently connected to the hallway. A downstairs WC completes the ground floor layout.

Upstairs, the accommodation comprises three generous double bedrooms, two of which feature en-suite bathrooms, as well as two additional single bedrooms, which are currently used as studies. The family bathroom is tastefully designed and well-positioned to serve all bedrooms.





Outside, the property is beautifully presented with a walled rear garden, providing a private and secure environment. The garden features a spacious, well-maintained lawn, ideal for family activities, and a separate paved patio area perfect for al fresco dining and entertaining. A blocked-paved driveway leads to the double garage with a utility area and plenty of storage, offering convenient access into the home.

Leigh Sinton is a picturesque and thriving village set amidst stunning countryside, offering a strong sense of community and an ideal location for family living. The village boasts a range of local amenities, including a village shop, Post Office, and Chinese Takeaway, as well as the Royal Oak Pub, which has recently undergone a revitalizing renovation. The village is home to several historical landmarks, including the Grade II listed St. Edburga's Church, which dates back to the 12th century.

The property falls within the catchment area for Leigh and Bransford Primary Schools and the highly regarded The Chase Secondary School in Malvern. A number of prestigious independent schools are also nearby, making this an excellent choice for families with children of all ages.

Leigh Sinton offers exceptional accessibility to both rural and urban destinations. The bustling town of Malvern is just 4 miles away, offering a range of independent shops, cafes, restaurants, and cultural venues, including the renowned Malvern Theatre. Just 8 miles further, you'll find the vibrant city centre of Worcester, known for its rich cultural scene and excellent shopping and dining options. The M5 motorway is easily accessible, providing swift connections to Worcester, Hereford, and beyond. For those traveling further afield, Worcester Parkway station is only 11 miles away, offering direct rail links, while Birmingham Airport is under an hour's drive via the M5.





FOX



TOWN &
COUNTRY
HOMES

This stunning executive home offers the perfect blend of modern comfort and traditional village charm, set against the backdrop of the breathtaking Malvern Hills. With its spacious accommodation, high-quality finishes, and exceptional location, this property offers the best of both worlds—a peaceful retreat in the countryside with easy access to urban amenities and transport links.

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

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**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.

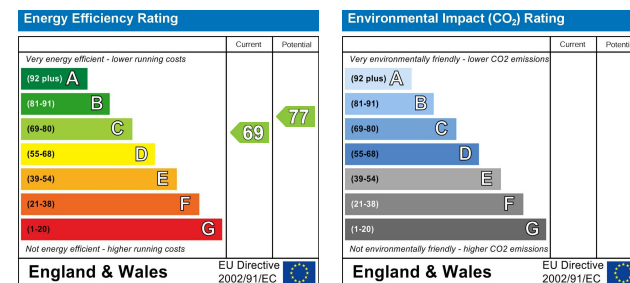




11, Nash Green, Leigh Sinton, WR13 5DR



Total Approx Area: 207.0 m² ... 2228 ft² (excluding double garage)
 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

