



Leigh

Malvern | Worcestershire

FOX  TOWN & COUNTRY HOMES

Leigh, Malvern, Worcestershire

- Meticulously Finished Oast House
- New roof and windows
- High specification, blending modern living with classic charm.
- Inviting sitting room with a Scandinavian-style wood-burning stove.
- Sliding patio doors connecting to the rear gardens.
- Well-appointed kitchen-diner with walk in pantry, fitted cream wall and base units. Contrasting oak worktops for a sophisticated look. Ceiling downlighters and stylish tiled floor Integrated appliances.
- Further reception room with sliding doors to the garden and parquet-style floor.
- Three thoughtfully designed bedrooms, all of which are doubles
- Master bedroom suite - dressing room and en-suite
- Family bathroom
- Striking gardens featuring a fantastic maze and symmetrical steps.
- Inviting sitting areas and vibrant flower beds for spring and summer.
- Double garage, ideal for car and bike enthusiasts.
- Convenient off-road parking.
- Directions - [lime.petition.dried](#) - [what3words](#)

A Stunning Oast House Finished to Perfection

Elegance and comfort with this extraordinary oast house, meticulously finished to a high specification by its current owners. Designed with an abundance of thought and flair, this property offers a unique blend of modern living and classic charm.

A lovely sitting room that allows natural sunlight to stream through which embodies warmth and style. Featuring a Scandinavian-style wood-burning stove, and patio doors that seamlessly connect the indoor space to the mesmerising rear gardens - the perfect place for relaxation or entertaining guests.





The well-appointed kitchen dining room has a walk in pantry, a range of fitted wall and base units in a sophisticated cream, complemented by contrasting oak worktops, this space is as functional as it is beautiful. The room is enhanced by ceiling downlighters, a stylish tiled floor, and integrated appliances, making it ideal for family gatherings or more formal occasions.

In addition to the main living areas, a further reception room offers versatility, with stylish parquet design flooring, complemented with sliding doors that invite the beauty of the garden inside. This space can be tailored to your needs, whether it's a cosy family room, or play room.

This stunning property features three thoughtfully designed bedrooms, including a master bedroom suite with underfloor heating, dressing room and en-suite shower room. A separate bathroom provides convenience for family and guests.

Step outside to discover striking gardens that are truly a work of art. A fantastic maze and symmetrical steps leading to inviting sitting areas; vibrant spring and summer flower beds. Evergreens ensure a splash of colour year-round.

Double garage, perfect for car and bike enthusiasts. Off-road parking for approximately four vehicles.

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





FOX

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
Septic Tank
Oil Central Heating
Council 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**





3, The Oast Houses, Leigh, WR6 5JU



Total Approx Area: 173.0 m² ... 1862 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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