

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A DETACHED THREE STOREY FAMILY HOUSE ORIGINALLY DATING BACK TO THE 1950'S OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH POTENTIAL FOR REFURBISHMENT, CURRENTLY COMPRISING AN ENTRANCE HALL, CLOAKROOM WITH WC, LOUNGE, DINING ROOM, KITCHEN, FAMILY/LIVING ROOM, UTILITY ROOM, FOUR PRINCIPAL BEDROOMS, OFFICE/BEDROOM FIVE, STUDIO, GAS FIRED CENTRAL HEATING, EXTENSIVE PRIVATE PARKING, DOUBLE GARAGE, STABLE/WORKSHOP AND A LARGE MATURE GARDEN WITH FINE VIEWS OVER UNSPOILT COUNTRYSIDE TOWARDS THE MALVERN HILLS. ENERGY RATING 'E'**

## Sinton Meadow - Guide Price £695,000

Stocks Lane, Leigh Sinton, Malvern, WR13 5DY



# Sinton Meadow

## Location & Description

The property enjoys a lovely setting in a very convenient position on the outskirts of the well served village of Leigh Sinton where local amenities include an excellent village stores, a popular Pub and Primary School. The larger towns of Malvern (approx. 3 miles), Worcester (approx 6 miles) and Hereford (approx. 16 miles) are all within easy reach. There are mainline railway stations at all three of these centres and Junction 7 of the M5 motorway at Worcester is about fifteen minutes away by car. Situated on the Worcestershire border with Herefordshire, Leigh Sinton is surrounded by unspoilt countryside and is within immediate striking distance of many walks and landmarks including the renowned Worcestershire Way, the Severn Valley and the Malvern Hills.

## Property Description

Sinton Meadow was originally constructed in the 1950's although it has been the subject of extension and alteration over the years. It is now in need of some general updating and refurbishment and is ideal for buyers looking for an opportunity to create a fine long term, contemporary family home. It enjoys a lovely setting in large mature, landscaped grounds with uninterrupted views across the surrounding countryside and towards the Malvern Hills in the distance.

The accommodation is on three floors. At ground level there is a reception hall, cloakroom with WC, a lounge, separate dining room, kitchen, a family/living room and utility room. On the first floor a landing leads to four principal bedrooms, one of which has its own en-suite bathroom. There is also a separate family bathroom and an office that can double as a fifth bedroom when needed. A stairwell leads to the second floor where there is a large studio/attic room. The house has gas fired central heating and double glazed windows. Outside a tarmac driveway provides extensive private parking and leads to a double garage, behind which there is a large two bay stables, currently in use for the storage of garden equipment and ideal as a workshop or for buyers with hobbies. There is also a greenhouse.

Ground Floor

### Reception Hall

Double glazed front door and window, radiator, double glazed window to rear aspect, understairs storage area with gas fired central heating boiler. Smoke alarm, built in double wardrobe with hanging rail, central heating thermostat and stairs to first floor.

### Cloakroom

Half tiled and having close coupled WC, wash basin, towel rail, overhead cupboards with gas meter and fuse boxes. Double glazed window.

### Lounge 4.99m (16ft 1in) x 4.65m (15ft)

Fireplace with timber surround and mantle, tiled inset and hearth supporting coal effect Living Flame gas fire. Radiator, double glazed window and sliding door leading into front garden. Double glazed window to rear aspect.

### Dining Room 4.03m (13ft) x 3.72m (12ft)

Radiator, serving hatch from kitchen and double glazed window to front aspect.

### Kitchen 4.59m (14ft 10in) x 2.79m (9ft)

Range of floor and eye level cupboards with worksurfaces and tiled surrounds. Integrated one and a half bowl, single drainer stainless steel sink with mixer tap. Space and plumbing for dishwasher, integrated four ring gas HOB with GRILL, spaces for fridge, freezer etc. Double glazed window to rear aspect. Door to

### Living/Family Room 5.92m (19ft 1in) x 2.97m (9ft 7in)

Radiator, double glazed window and sliding door leading into front garden. Door leading to garage (described later) and further double glazed door leading to

### Utility/Laundry Room 2.63m (8ft 6in) x 1.73m (5ft 7in)

Glazed to three aspects with views over rear garden. Single drainer sink unit with cupboard below, space and plumbing for washing machine, part glazed door leading to garden.





## First Floor

### Landing

Double glazed windows to front and rear aspects, stairs to second floor, central heating programmer, built in airing cupboard with factory lagged cylinder, immersion heater and slatted shelving. Rooms on this floor are described in order of appearance rather than dimensions.

### Office/Bedroom 5 4.96m (16ft) x 2.22m (7ft 2in) max

This includes a stairwell. Radiator, double glazed window to rear aspect.

### Bedroom 4.44m (14ft 4in) min excluding wardrobe x 2.32m (7ft 6in)

Radiator, fitted wardrobe with hanging rail and shelving, double glazed window to front aspect.

### Bedroom 4.03m (13ft) max including wardrobe x 3.75m (12ft 1in)

Range of fitted wardrobes with shelving. Radiator, double glazed window to front aspect. Door to

### En-suite Bathroom 2.79m (9ft) x 1.24m (4ft)

Half tiled and having panelled bath with hand held shower tap, close coupled WC, pedestal wash basin with mirror and fluorescent shaving light above. Radiator and double glazed window.

### Family Bathroom 2.37m (7ft 8in) x 1.52m (4ft 11in)

Half tiled and having panelled bath with wall mounted shower over, close coupled WC, pedestal wash basin with mirror and fluorescent shaving light above. Heated towel rail.

### Bedroom 2.37m (7ft 8in) x 2.20m (7ft 1in)

Radiator and double glazed window to rear aspect.

### Bedroom 3.25m (10ft 6in) x 2.79m (9ft)

Radiator, fitted wardrobe and overhead storage cupboard. Double glazed window to front aspect, double glazed door providing access on to the flat garage roof.

## Second Floor

### Studio/Attic Room 7.67m (24ft 9in) x 2.56m (8ft 3in) max

This room has a sloping ceiling and a bank of North facing windows making it ideal for artists. Undereaves cupboard with hanging rail and storage, and door to large walk-in attic space with light.

### Outside

A gated tarmac driveway leads directly in front of the house and to the side of the garage providing extensive private parking. It also leads directly to the

### Double Garage 7.98m (25ft 9in) (19' min) x 5.89m (19ft) max

With twin up and over doors, radiator, lighting and three windows. It should be noted that a wall divides the garage into two sections effectively therefore creating two single garages.

The driveway is flanked to each side by large areas of level lawns, interspersed with several mature trees (including a particularly impressive weeping Silver Birch), well established shrubs and herbaceous borders. The main facade of the house supports a mature and very colourful Wisteria. The front garden enjoys excellent privacy, enclosed as it is by mature hedging. The driveway to the side of the garage leads to the rear of the property where there is a large

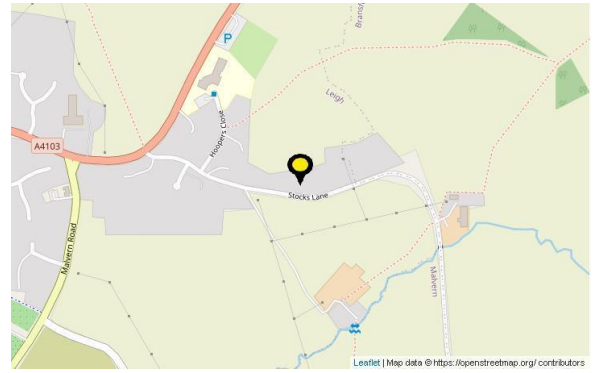
### Stables/Workshop 7.44m (24ft) x 4.57m (14ft 9in) max

With power and lighting connected. This building is of timber construction and divided into two equal sections. Behind the garage is an open bay covered shelter. There is also a large GREENHOUSE.

The rear garden is again laid to a large level lawn, interspersed with mature ornamental and fruit trees, an original well/ornamental pond, shrubs and borders. To one side of the house there is a trellised archway supporting mature climbers and Roses. As with the front garden the rear boundaries are fenced and hedged thus ensuring privacy. The rear garden looks out over open farmland. The rear garden extends for a short distance beyond the boundary hedge and fence.

## Directions

From the agents office in Great Malvern proceed north along Worcester Road towards Malvern Link for just over quarter of a mile before turning left at the first set of traffic lights into Newtown Road (signed Leigh Sinton). Continue along this route for some distance where after a few hundred yards it automatically becomes Leigh Sinton Road. Leave the outskirts of town continuing into Leigh Sinton itself. At the T Junction with the A4103 Worcester to Hereford road turn right towards Worcester. After no more than 300 yards take the first right hand fork into Stocks Lane. After just under quarter of a mile the slightly concealed gated entrance to Sinton Meadow is on the left hand side.



## Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. To one side of the house there is also a large underground tank that collects and stores storm water from the roof of the house. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND 'G'

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (48).



For information and illustrative purposes only, not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total area measurements do not include garages or any outbuildings unless specified. © copyright: Smart List. Plan produced using PlanIt.

Sinton Meadow, Stocks Lane, Leigh Sinton

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



**Malvern Office**  
**01684 892809**

13 Worcester Road, WR14 4QY  
malvern@johngoodwin.co.uk

