

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS LINK DETACHED FAMILY HOUSE ENJOYING A CUL-DE-SAC POSITION IN A QUIET VILLAGE SETTING AND OFFERING GENEROUS FOUR BEDROOMED ACCOMMODATION WITH A PORCH, HALL, CLOAKROOM AND WC. LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, A RECENTLY REFITTED BATHROOM (WITH SHOWER AND WC). CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DOUBLE GARAGE AND A PRIVATE MATURE GARDEN. EPC "D"**

## Hop Pole Green - Guide Price £500,000

29 Hop Pole Green, Leigh Sinton, Malvern, Worcestershire, WR13 5DP

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# 29 Hop Pole Green

## Location & Description

The property enjoys a pleasant setting in a small cul-de-sac within walking distance of the centre of the highly regarded and 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 (approximately three miles), Worcester (approximately six miles) and Hereford (approximately sixteen miles) are all within easy reach.

There are main line 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

29 Hop Pole Green was originally constructed in the 1970's and offers generous, flexible family accommodation with oil fired central heating and double glazed windows. On the ground floor an enclosed porch opens into a hall off which there is a cloakroom, an open plan lounge and dining room, a large modern conservatory, a kitchen/breakfast room and utility room. On the first floor a landing leads to four bedrooms and to a recently redesigned and refitted bathroom with a new white suite comprising a bath with shower over and WC.

Outside a block paviour driveway provides parking for three vehicles and leads to a double garage. There is a good sized mature and colourful garden to both the front and rear of the house.

## Ground Floor

### Enclosed Entrance Porch

Part glazed front door and window. Glazed inner door leading to

### Reception Hall

Radiator, central heating thermostat, smoke alarm, stairs to first floor. Doors to kitchen and lounge (described later) and also to

### Cloakroom

Recently refitted with a modern closed coupled WC, wash basin with cupboard below, extractor fan.

### Lounge 5.47m (17ft 8in) x 5.19m (16ft 9in)

Freestanding electric fire and surround, two wall lights, two radiators and double glazed window to front aspect. This large room is open plan to the

### Dining Room 3.28m (10ft 7in) x 2.94m (9ft 6in)

Radiator, door leading to kitchen (described later) and folding double glazed doors opening into the

### Conservatory 5.71m (18ft 5in) x 3.44m (11ft 1in)

A large impressive and contemporary extension to the house, fully double glazed to three aspects and with two separate doors leading into the rear garden. Two wall light points. A new Anglian double glazed roof has been fitted with solar filter glass. This comes with transferable 10year guarantee/warranty.





#### **Kitchen/Breakfast Room 4.23m (13ft 8in) x 3.04m (9ft 10in)**

Range of floor and eye level cupboards with work surfaces and tiled surround. Spaces for cooker, fridge and dishwasher. Double drainer stainless steel sink unit. Radiator and double glazed window to rear aspect.

#### **Utility Room 3.04m (9ft 10in) x 2.04m (6ft 7in)**

Single drainer stainless steel sink unit with work surface to side, space and plumbing for washing machine, oil fired central heating boiler, vent for tumble dryer, double glazed window leading to rear garden. Door leading to garage (described later) and double glazed door leading into rear garden.

First Floor

#### **Landing**

Double glazed window, built-in air cupboard with factory lagged cylinder, immersion heater and slatted shelving. Access to roof space.



#### **Bedroom 1 4.18m (13ft 6in) x 3.72m (12ft) min (excluding wardrobe and recess)**

Radiator, vanity wash basin and double glazed window to front aspect. Two built-in double wardrobes with hanging rails and shelving.

#### **Bedroom 2 4.11m (13ft 3in) x 3.15m (10ft 2in)**

Radiator and double glazed window to rear aspect.

#### **Bedroom 3 4.16m (13ft 5in) x 2.27m (7ft 4in) minimum (10'8 maximum)**

Radiator, double glazed window to front aspect.

#### **Bedroom 4 2.99m (9ft 8in) x 2.32m (7ft 6in)**

Radiator and double glazed window to rear aspect.



#### **Bathroom**

Recently redesigned and re-equipped with a new white suite including a shaped bath with shower over and glass shower screen. Close coupled WC with integrated suite and worktop behind. Two wall mounted storage cabinets, heated towel rail, vanity wash basin, ceiling downlighting, extractor fan, backlit heated mirror and double glazed window.

#### **Outside**

A block paved driveway provides parking for three cars and leads to the Double Garage 20' x 15'6 with up and over door, power and lighting and door leading into main accommodation.

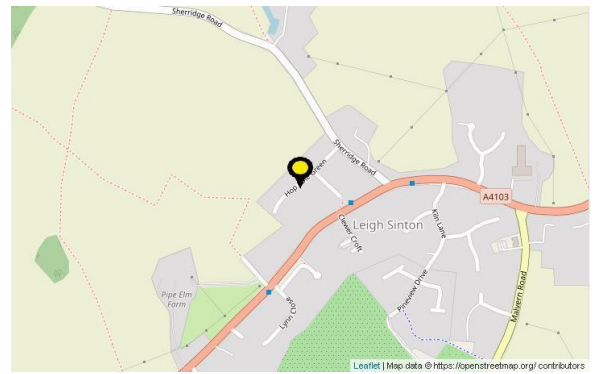
The driveway is flanked a lawn with beech hedging, a fine magnolia and mature shrubs. A gated pathway to the side of the house leads into the south facing rear garden which is laid to lawn with paved seating areas, a former vegetable section (now lying fallow) and mature maple tree, large greenhouse and fenced boundaries. At strategic points there is an external tap and outside lighting. The contemporary oil tank is located to the side of the house.





## Directions

From the centre of Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately a quarter of a mile at a set of traffic lights at Link Top turn left following the road round to the right. This is Newtown Road which after a short distance becomes Leigh Sinton Road. Leave the town limits proceeding through countryside for approximately a mile before entering Leigh Sinton. At the junction with the A4103 Hereford to Worcester Road turn left towards Hereford. Take the second turn to the right into Sherridge Road (signed to Suckley and Alfrick). After a few hundred yards take the first main turn to the left into Hop Pole Green. The property is towards the end of the cul-de-sac on the left hand side.



## Services

We have been advised that mains electricity, drainage and water are all connected to the property. Central heating is provided by way of an oil fired system. 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

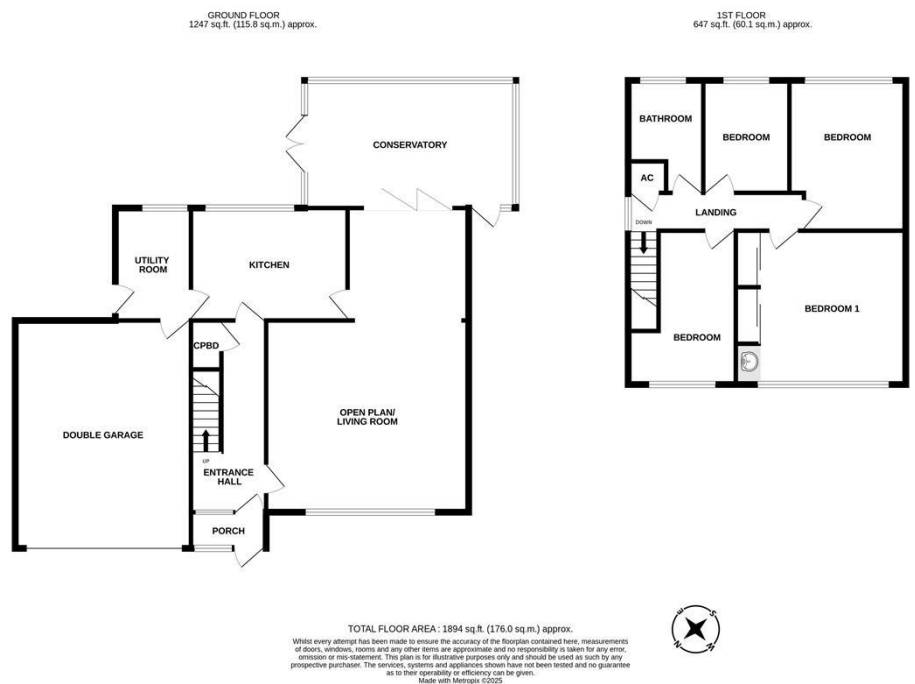
## Council Tax

COUNCIL TAX BAND "E"

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 D (56).



## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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.

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