

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXCEPTIONALLY WELL PRESENTED AND MAINTAINED THREE/FOUR BEDROOM DETACHED PROPERTY SITUATED WITHIN A CUL-DE-SAC LOCATION WITHIN THIS POPULAR AND HIGHLY SOUGHT AFTER VILLAGE LOCATION. EPC RATING "C"**

## Kiln Lane - Guide Price £400,000

11 Kiln Lane, Malvern, Worcestershire, WR13 5HH

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# 11 Kiln Lane

## Location & Description

This well presented three bedroomed house enjoys a convenient position in the highly regarded village of Leigh Sinton which provides an idyllic setting with amenities of local village shop and public house. Further and more extensive amenities such as banks, building societies, Waitrose supermarket and shops are available in the nearby town of Great Malvern.

Transport communications are excellent with Junction 7 of the M5 motorway just outside Worcester bringing The Midlands and the South West into an easy commute. A mainline railway station in Malvern Link provides direct links to Worcester Birmingham, London, Hereford and South Wales.

Educational facilities are well catered for with a popular primary school in the village which has been rated by Ofsted as 'outstanding' as well as Dyson Perrins Secondary School a short distance away in Malvern. There are a number of highly regarded private schools in both Malvern and Worcester.

## Property Description

11 Kiln Lane is a wonderfully presented detached property within a cul-de-sac location. The property is initially approached over a shared driveway with one other property. The private parking area is directly to the front of the property, being a mix of tarmac and stone chippings and allowing a number of vehicles to be parked. In turn this gives access to the integral single garage and a gravel path leads to the front door opening to the living accommodation which has been refurbished by the current owner to a high finish and presentation which can be clearly be seen throughout the property.

The living accommodation benefits from gas central heating and double glazing and comprises in more detail of:

### Entrance Hall

Accessed via a double glazed wooden front door the initial vestibule area has a ceiling light point and coving to ceiling. A tiled floor flows through an entrance into the main entrance hall with an open wooden balustraded staircase rising to first floor, useful understairs storage cupboard and radiator. Doors give access to the sitting room and dining room. A further door opens through to

### Cloakroom

Fitted with a white modern low level WC and wall mounted wash hand basin with mixer tap. Tiled floor and splashbacks in complimentary tiling. Ceiling light point, obscured double glazed window to side and radiator.

### Sitting Room 4.34m (14ft) x 3.15m (10ft 2in)

Positioned to the front of the property and enjoying a double glazed window. A living flame effect gas stove sits into the fireplace and there is coving to ceiling and a ceiling light point.

### Kitchen 2.42m (7ft 10in) x 3.72m (12ft)

Fitted with a modern range of gloss fronted drawer and cupboard base units with chrome handles and a beautiful granite worktop with matching splashbacks inset into which is a stainless one and a half bowl sink unit set under the double glazed window overlooking the rear garden. There are matching wall units, a range of integrated appliances incorporating a Bosch DISHWASHER and a Logik RANGE COOKER. Stainless steel extractor over. Tiled splashbacks and floor, ceiling light point, door to dining room and entrance through to





#### **Utility Space 2.04m (6ft 7in) x 1.70m (5ft 6in)**

Having a double glazed wooden pedestrian door to side. Space for american style fridge freezer and washing machine connection point. Radiator, ceiling light point and tiled floor.

#### **Dining Room 4.52m (14ft 7in) x 3.15m (10ft 2in)**

Conveniently situated adjacent to the kitchen this space could be opened up into one room with the kitchen if required. Double glazed double doors open and overlook the rear garden and this is a generous space with inset ceiling spotlights and ceiling light point over table space. Coving to ceiling, radiator and wood effect flooring.

#### **First Floor Landing**

Ceiling light point, loft access point. Double glazed window and airing cupboard with useful shelving. Doors open through to

#### **Master Suite**

This is a wonderful space also benefitting from an en-suite. The space was originally two bedrooms and the original doors are still intact and with the division of a stud wall the property could be returned to four bedrooms but the current space is a wonderful area divided into the following spaces

#### **Master Bedroom 3.41m (11ft) x 3.15m (10ft 2in)**

Double glazed to window and ceiling light point with coving and radiator. A good sized double bedroom with wood effect engineered flooring flowing through to the

#### **Dressing Room 2.45m (7ft 11in) x 3.92m (12ft 8in)**

Double glazed window to rear, ceiling light point, coving to ceiling, radiator and door opening through to

#### **En-Suite**

Refitted with a modern low level WC along with a wall mounted wash hand basin and walk-in shower enclosure with thermostatic dual headed rainfall and hand held shower over. Walls finished in complimentary tiling and a chrome wall mounted heated towel rail. Ceiling light point, obscured double glazed window to side and wall mounted extractor fan.

#### **Bedroom 2 3.75m (12ft 1in) x 2.51m (8ft 1in)**

Being a further double bedroom with double glazed window to front, ceiling light point, radiator. Wood effect laminate flooring and double wardrobe with hanging and shelf space.

#### **Bedroom 3 2.76m (8ft 11in) x 3.15m (10ft 2in)**

Double glazed window, ceiling light point, coving to ceiling, radiator.

#### **Bathroom**

A modern suite completes this room with a low level WC in white with matching vanity wash hand basin with mixer tap and cupboards under and bath with mixer taps and thermostatic controlled multi-head rainfall and hand held shower over. Aqua boarding and tiled splashbacks, chrome wall mounted heated towel rail, inset LED spotlights with extractor and obscured double glazed window to side.

#### **Outside**

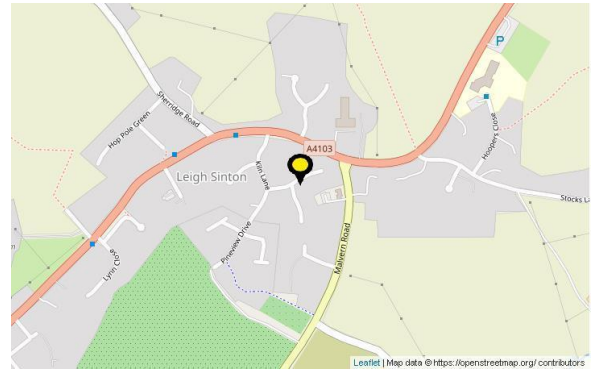
To the rear there is a lovely enclosed garden initially approached over a decked seating area leading across the rear of the property with LED inset uplighters. This in turn gives way to the lawn flanked to two sides by shrub beds and to the left hand side having a further raised decked seating area. A gravelled space with path to side gives access to the pedestrian gate to front. The garden is enclosed by a fenced and walled perimeter with outside water tap and power sockets. To the one side of the property is a wooden SHED.

#### **Garage**

Up and over door to front, light and power.

## Directions

From Great Malvern proceed along the A449 towards Malvern Link. After approximately half a mile at the traffic lights at Link Top turn left towards Leigh Sinton. The road forks in three directions, take the right hand fork signed to Leigh Sinton into Newtown Road. Continue this route to the outskirts of Leigh Sinton. At the T Junction with the A4103 turn left and then an immediate left into Kiln Lane follow the road round to the left where the property can be found on the right hand side of the cul-de-sac as indicated by the agent's for sale board.



## Services

We have been advised that mains services are connected to the property. 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 C (69).



11 KILN LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 their operability or efficiency can be given. Made with Metagis 12/2025

## 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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