



**A SUPERBLY PROPORTIONED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND MUCH SOUGHT AFTER VILLAGE LOCATION BENEFITTING FROM AMPLE OFF ROAD PARKING, DOUBLE GARAGE, A LOVELY LANDSCAPED ENCLOSED REAR GARDEN AND INTERNALLY HAVING A RECEPTION HALL, LARGE LIVING ROOM, OFFICE/STUDY, CLOAKROOM, CONSERVATORY, FITTED KITCHEN AND ON THE FIRST FLOOR A MASTER BEDROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM AND A SEPARATE SHOWER ROOM.**

**ENERGY RATING "C"**

**The Birches - Guide Price £630,000**

Malvern Road, Leigh Sinton, Malvern. WR13 5DZ



# The Birches

## Location & Description

Located in the heart of the popular village of Leigh Sinton where local amenities include a village stores/Post Office, local inn and primary school.

The centre of Great Malvern is approximately three miles distant and offers a wider range of facilities including shops, banks, building societies, restaurants and the Waitrose supermarket. On the outskirts of Malvern there is the retail park with Marks & Spencer, Morrison's and many other well known stores.

Malvern as well as being famous for its range of hills is also renowned for its theatre complex with concert hall and cinema as well as for having recreational facilities including the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club in Malvern Wells.

Educational needs are well catered for with a primary school in the village as well as further primary schools in Malvern together with Dyson Perrins and The Chase High Schools.

Transport communications are excellent with two mainline railway stations having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester which is easily accessed and brings The Midlands and most parts of the country within a reasonable commuting time.

## Property Description

The Birches is a superbly positioned executive detached property situated in a highly sought after village location. It is initially set back behind a gravelled foregarden for ease of maintenance and planted with an array of ferns and shrubs. The garden has a hedged perimeter to three sides and there is a double width driveway giving access to an attached double garage with electric up and over door described in more detail later. Steps lead to a paved front terrace that extends across the front of the house and gives gated pedestrian access to the rear.

A double glazed UPVC front door opens to the accommodation which is in excess of 1800 square feet and benefits from gas central heating and double glazing.

Internally the well presented living space is set over two floors and offers flexible and versatile rooms, ideal for family living.

The accommodation in more details comprises:

### Ground Floor

#### Entrance Porch

Double glazed front door with double glazed window to side and further double glazed window. Sensored wall light point and obscure double glazed front door opening to

#### Reception Hall

A welcoming space in the centre of the home with open wooden balustraded staircase to galleried landing. Wall mounted thermostat control point, and radiator. Inset ceiling lights, useful understairs cloaks cupboard. Doors to

#### Living Room 8.37m (27ft) x 4.65m (15ft) narrowing to 10'5 min

A generous and well proportioned space, ideal for family living and enjoying a large double glazed window to front. The focal point of the room is a Living Flame effect gas fire set into a marble effect back, mantel and hearth. Coving to ceiling. Within the sitting room area there are wall light points where in the dining area there is a ceiling light point. Two radiators and double glazed patio doors opening to

#### Conservatory 2.79m (9ft) x 4.19m (13ft 9in)

Positioned at the rear of the property and having a bank of double glazed windows to three sides incorporating double glazed French doors to side giving access to the rear garden and patio area. From the conservatory the pleasantries of the landscaped garden can be enjoyed. Ceiling light point incorporating a fan. Two radiators and tiled floor.

#### Office/Study 2.84m (9ft 2in) x 2.22m (7ft 2in)

Positioned to the front of the house and enjoying a double glazed window. A flexible and versatile space with ceiling light point and radiator. Currently set up as a home office but would make a wonderful playroom.

#### Rear Hall

Accessed from the reception hall and having an obscured double glazed door giving access to the garden. Useful utility cupboard with double doors and space and plumbing for washing machine and enjoying shelving over and worktop space. Ceiling light point, coving to ceiling, radiator and tiled floor that flows through a doorway into





#### Cloakroom

White suite of wash hand basin and low level WC. Ceiling light point, coving to ceiling, obscured double glazed window to rear.

#### Breakfast Kitchen 2.82m (9ft 1in) x 4.28m (13ft 10in)

Accessed from the rear hall and fitted with a range of shaker style, gloss fronted drawer and cupboard base units with granite worktop and matching splashbacks. Range of matching wall units with fitted underlighting and set into the worktop is a stainless steel one and a half bowl sink unit with mixer tap. Range of integrated appliances including a Neff four ring **INDUCTION HOB** with Siemens stainless steel extractor over as well as a full height **FRIDGE FREEZER**, Neff **DOUBLE OVEN** (main oven with a combination microwave oven) and a **DISHWASHER**. Large larder cupboard, sensored light point and shelving. Tiled floor flows throughout. Inset ceiling light points and radiator. Two double glazed windows to rear overlooking the garden.

#### First Floor

#### Galleried Landing

A generous space with double glazed window to front, coving to ceiling, access to part boarded loft space via pulldown ladder with light point. Doors to

#### Master Bedroom 3.90m (12ft 7in) x 4.78m (15ft 5in)

A generous double bedroom with double glazed window to front, coving to ceiling, ceiling light point and wall light point above bed area. Radiator.

#### Bedroom 2 4.31m (13ft 11in) x 3.20m (10ft 4in)

A further double bedroom with double glazed window to rear. Coving to ceiling, ceiling light point and radiator.

#### Bedroom 3 2.97m (9ft 7in) x 2.35m (7ft 7in)

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

#### Bedroom 4 2.89m (9ft 4in) x 2.22m (7ft 2in)

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

#### Family Bathroom 2.84m (9ft 2in) into recess x 2.11m (6ft 10in)

Fitted with a white suite of low level WC, vanity wash hand basin with mixer tap and cupboards under, corner panelled bath with mixer tap and shower head fitment. Airing cupboard housing the hot water cylinder and useful shelving. Inset ceiling spotlights, coving to ceiling. Radiator. Tiled walls, wall mounted shaver point. Obscured double glazed window to rear.

#### Shower Room

Fitted with a white low level WC, pedestal wash hand basin with mixer tap. Ceiling light point, coving to ceiling, radiator and wall mounted shaver point. Obscure double glazed window to rear. Walk-in shower with thermostatically controlled shower over and ceiling mounted extractor fan. Tiled splashbacks.

#### Outside

To the rear a paved patio area extends across the rear of the house and makes for a lovely seating area where the pleasantries of this fantastic setting can be enjoyed. A couple of steps lead up past raised and planted beds that display colour and interest throughout the rear and leading to the main lawn, again surrounded by herbaceous and planted beds. To the left hand side of the garden is a gravelled seating area, surrounded by plants and specimen trees. Behind is a further paved utility area and useful **SHEDS** enclosed by a hedged and fenced perimeter. The whole garden is enclosed by a fenced and walled perimeter with gated pedestrian access to the right of the property where there is a further enclosed area with additional **SHED**. Strategically placed in the garden are outside light points and a water tap. Gated pedestrian access to the left of the property gives access to the driveway.

#### Double Garage 5.19m (16ft 9in) x 5.94m (19ft 2in)

Electrically operated up and over door to front, double glazed window to rear and double glazed obscured UPVC pedestrian door giving access to the garden. Light and power points. Plumbing and sink with hot and cold running water with cupboard under. Oversize garage with additional space to either side.

#### Agents Note

It should be noted that the property has solar voltaic panels on the west aspect with a an approximate annual income of £800.00 plus any additional savings made on the electricity used in the house. These solar panels also contribute to the heating of the hot water.



## Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately quarter of a mile at the first set of traffic lights at Link Top turn left (signed Leigh Sinton). As the road forks in three directions take the turn immediately to the right (still towards Leigh Sinton) into Newtown Road. Newtown Road eventually blends into Leigh Sinton Road. Follow this route out of town and on entering the village of Leigh Sinton and just beyond Chapel Close The Birches will then be seen on the left hand side.



## Services

We have been advised that mains gas, electricity, water and drainage 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) 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

Strictly by appointment through the Agent's Malvern office.  
01684 892809.

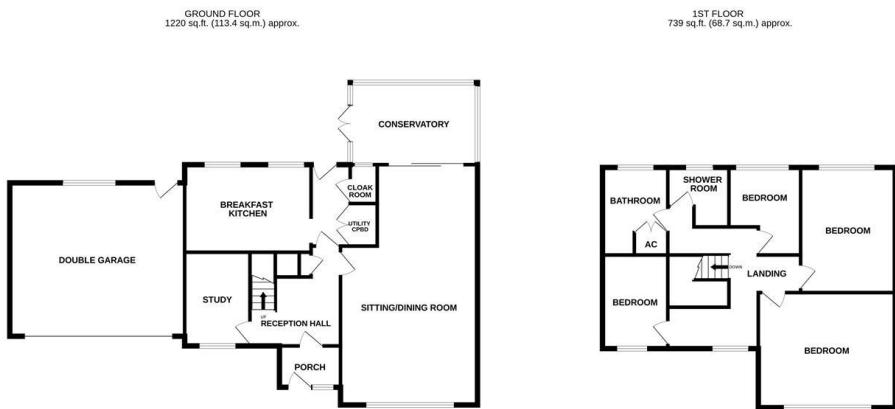
## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

A full Energy Performance Certificate is available for this property. The EPC rating for this property is C (80).



**THE BIRCHES**  
TOTAL FLOOR AREA: 1959 sq.ft. (182.0 sq.m.) approx.  
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 inaccuracy. This plan is for guidance only and should not 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.



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