Philip Laney & Jolly



New Cottage Dingle Road, Worcester, WR6 5JX

Guide Price £485,000

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Philip Laney & Jolly Worcestershire welcome to the market New Cottage. Situated in a most picturesque setting at the end of Dingle Road in the charming village of Leigh, Worcester. This wonderful detached home presents a remarkable opportunity for those seeking a perfect downsize home. Renovated by the current owners to an exceptional standard, the property showcases meticulous attention to detail and quality materials that are evident from the moment you step inside.

This delightful residence features two spacious reception rooms, plus an additional study/additional bedroom providing ample space for relaxation and entertaining. The two well-appointed double bedrooms offer a serene retreat, while the two modern bathrooms ensure convenience and comfort for both residents and guests alike.

One of the standout features of this property is the stunning countryside views that can be enjoyed, creating a tranquil atmosphere that enhances the overall appeal of the home. The privacy afforded by its location at the end of Dingle Road adds to the charm, making it an ideal sanctuary for those looking to escape the hustle and bustle of everyday life.

The rear garden offers a thoughtfully landscaped sanctuary, enjoying a spacious patio, lawn, and a tranquil pond nestled beneath a pergola. Set in a desirable corner position, the property also benefits from a versatile garage. Flourishing mature borders add to the peaceful ambiance, making it an ideal spot for relaxation and outdoor leisure.

With the current owners now seeking a move to the coast, this beautifully presented home is ready for its new occupants to enjoy. Whether you are looking to downsize or simply seeking a peaceful retreat, this property is sure to impress. Do not miss the chance to make this lovely home your own.

EPC: D Council Tax Band: D Tenure: Freehold

Ground Floor

Entrance Porch
Composite double glazed door and two double glazed windows to side aspect. Ceiling light point and tiled flooring. Glazed door opens into:

Kitchen
Two double glazed windows to the front aspect. Range of quality wall and base units with built-in dishwasher. American fridge freezer. Double oven with 4 ring hob and one and a half sink and drainer. Sky light window. Four ceiling spotlights and two ceiling lights.

Utility Room
Double glazed door to side and double glazed window to the rear aspect. Continuation of matching wall and base units. Space and plumbing for washing machine. Wall mounted electric radiator. Two ceiling spotlights.

Downstairs Bedroom
Double glazed window to side aspect. Electric radiator. Ceiling light point.

En-suite
Obscure double glazed window to side aspect. Basin inset to vanity unit, corner shower cubicle and low level WC. Chrome heated towel rail. Ceiling light point.

Living Room
Feature woodburner, ceiling light point and opening to

Dining Area
Double glazed windows to the rear aspect. Double doors opens to the rear garden. Double glazed windows with built in blinds. Electric radiator. Three ceiling light points.

Study/Games Room/Bedroom Three
Double glazed door to rear with built-in blind. Electric radiator.





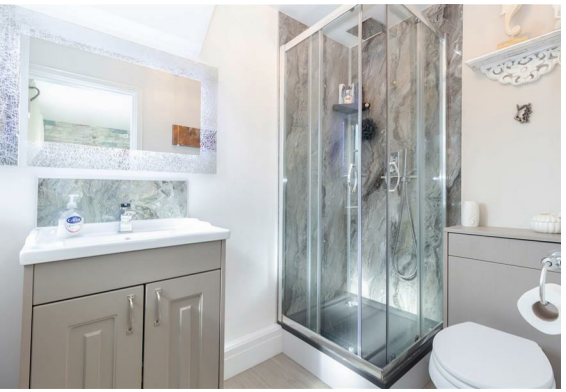


















First Floor Landing
Velux window to the front aspect. Airing cupboard housing 'Prostel' unvented hot water cylinder. Built-in wardrobe/storage with hanging rail and light.

Main Bedroom
Velux window to front aspect and double glazed window to the rear. Built-in wardrobe. Electric radiator. Built-in storage cupboard.

Bathroom
Double glazed window to rear aspect. P shaped bath with mixer tap, wide basin inset to vanity unit and WC. Built-in storage cupboard. Grey heated towel rail. Extractor fan and ceiling spotlight. Touch screen mirrored light.

Outside - Front
A wooden gate leads onto a gravelled driveway to the front with gated side access to both sides of the property. Gravelled borders.

Detached Garage
Door and window to side aspect. Power and lighting. Covered area to the side currently used as a log store.

Outside - Rear
Picturesque and exceptionally well maintained rear garden enclosed by timber panel fencing. Extensive patio area with lawned area bordered with railway sleepers. Raised fish ponds sits under a pergola.

Tenure - Freehold
We understand that the property is offered for sale Freehold.

Floorplan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Services
Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Council Tax MHDC
We understand the council tax band presently to be : D
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently Full Fibre Broadband is available at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

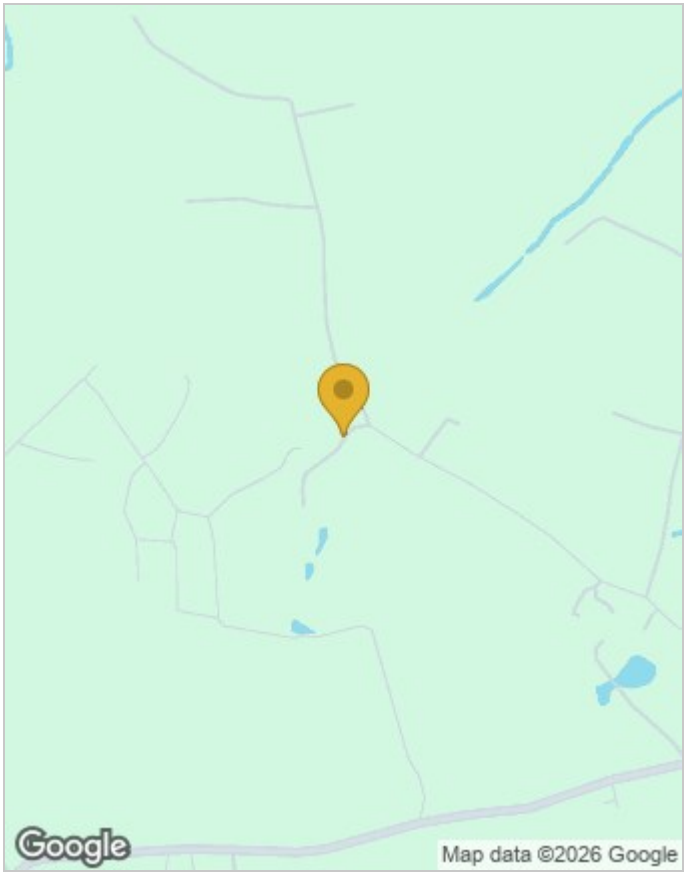
Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

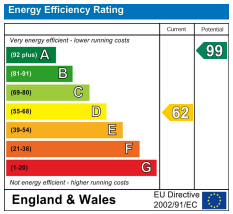
GROUND FLOOR

1ST FLOOR



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 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 their operability or efficiency can be given.
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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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