



## Marsh Cottage

Leigh, WR6 5LE

Andrew Grant

# Marsh Cottage

Leigh, Worcester, WR6 5LE

**5 Bedrooms   2 Bathrooms   3 Reception Rooms**

An updated period cottage with stylish extension, generous reception space, character features, workshops and beautiful gardens in a rural setting.

- Five-bedroom brick cottage extended and improved
- Open-plan kitchen/dining space with island and roof lantern
- Landscaped gardens with lawns, borders and seating areas
- Extensive block-paved driveway, double workshop and outbuildings
- Rural hamlet near Worcester with countryside walks and village amenities

Marsh Cottage is a handsome brick home combining period character with contemporary design. A recent extension has created a sociable kitchen/dining room opening to the garden, while three reception rooms offer flexible family space, including a cosy living room with wood-burner. Underfloor heating runs throughout the ground floor accommodation, apart from the snug. The property is arranged with five bedrooms in total, including a ground floor bedroom/study positioned beside the shower room, with four further bedrooms and a modern bathroom upstairs. Mature gardens, productive plots and extensive outbuildings complete this appealing village home.

**1812 sq ft (168.3 sq m)**





## The kitchen

The kitchen forms the heart of the home, providing a highly functional space for cooking and gathering. A vaulted ceiling with a glazed roof lantern crowns the room and an impressive island houses an induction hob and storage. Runs of bespoke cabinetry integrate appliances and quartz work surfaces, while full-height sliding doors connect the kitchen with the gardens for alfresco dining.





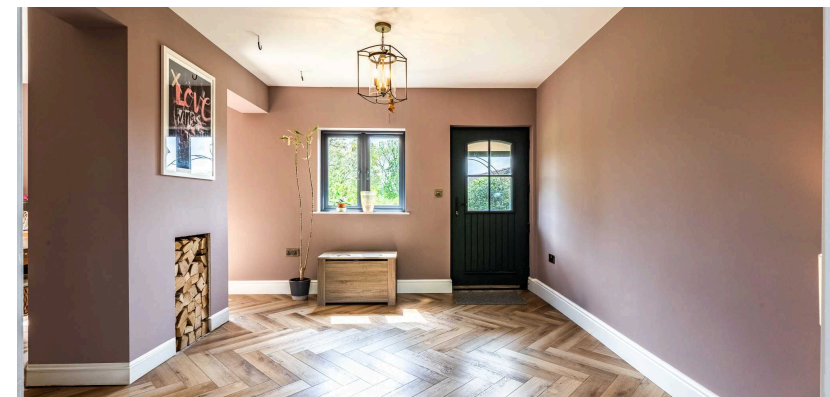
## The dining area

Set beside the kitchen, the dining area is designed for relaxed meals with family or friends. It enjoys a wide picture window framing the gardens and built-in glazed display cabinets along one wall. Herringbone flooring continues from the kitchen, promoting a sociable flow through the ground floor.



## The sitting area

Situated at the front of the home, the sitting area welcomes you in and can double as an informal reception. A useful log recess set within the wall hints at the property's heritage and a glazed entrance door opens to a cobbled path and front garden. From here, openings lead into the kitchen/dining space and the double-height hall with its open-tread staircase and full-height glazing.





## The living room

This cosy living room is arranged for evening relaxation and quiet conversation. At its heart is an inglenook fireplace with exposed brickwork housing a cast-iron wood-burning stove and built-in log stores. Herringbone timber flooring grounds the space, a window looks across the front garden, and the room is tucked away off the sitting area for peaceful seclusion.



## The snug

The snug offers a flexible retreat for reading or hobbies away from the main living spaces. It features a period cast-iron fireplace set into the chimney breast and a recessed bookcase with exposed brick detailing. A side window looks over the driveway and the room's proportions suit use as a playroom, TV room or occasional guest space.





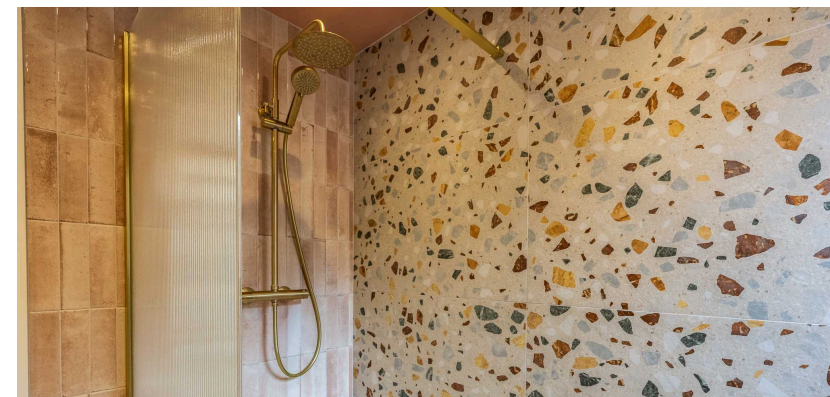
## The utility

The utility room is essential for household management and laundry. It includes an exterior stable door to the side, a vaulted ceiling with rooflight and ample space for laundry appliances and storage. Herringbone flooring continues through and there's an internal door to the hallway, keeping chores discreetly apart from living spaces.



## The ground floor shower room

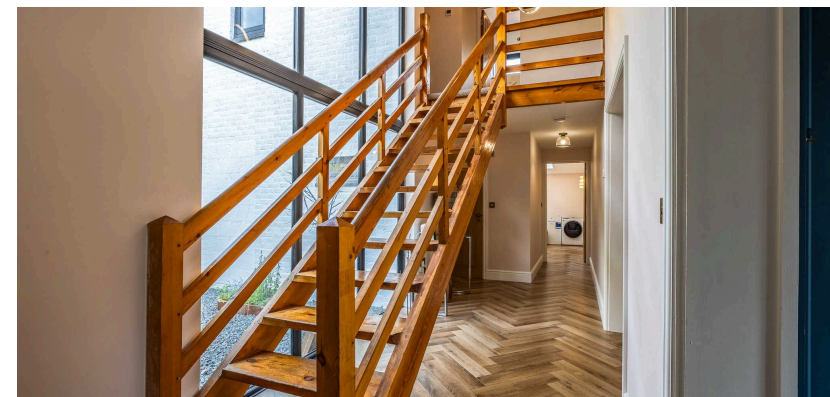
A contemporary ground floor shower room serves the downstairs accommodation. Terrazzo tiles across the walls and floor are paired with handcrafted glazed tiles, and a walk-in shower with fluted glass screen and brass rainfall fittings makes a striking focal point. A sculptural basin with wall-mounted tap, concealed-cistern WC and matte black heated towel rail complete the hotel-style specification.





## The entrance hall

The entrance hall creates an impressive first impression and links the principal ground floor rooms, including access to the study/fifth bedroom. A striking open-tread timber staircase rises through a double-height glazed atrium, bringing a strong architectural element to the space. Herringbone flooring runs throughout and full-height windows overlook the gravel courtyard, whilst the generous proportions provide practical circulation and a sense of openness on arrival.





## The primary bedroom

The primary bedroom sits on the first floor and provides a calming retreat at the end of the day. Dual windows look out to the surrounding countryside and a period cast-iron fireplace with wooden surround adds character. There is generous floor space for wardrobes and a comfortable seating area if desired.



## The second bedroom

The second bedroom is a generous double designed for comfort. Triple-aspect windows give it a bright aspect across the rear and side, and there is plenty of space for freestanding storage or a desk. Its proportions suit use as a spacious guest room or family bedroom.



## The third and fourth bedrooms

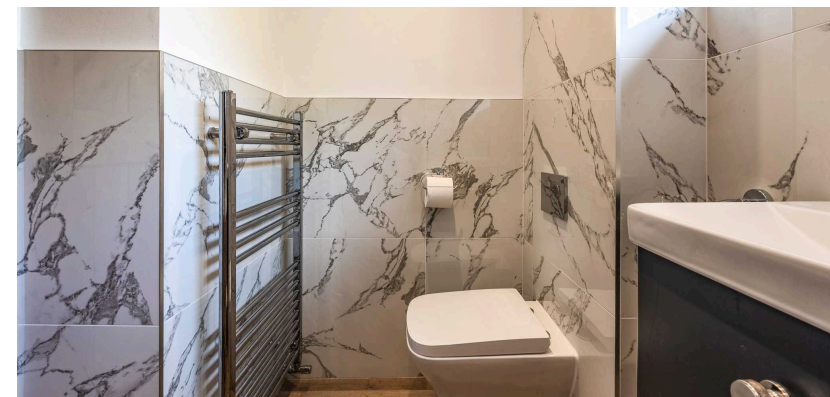
The third bedroom offers flexible accommodation for children or guests. It retains a decorative cast-iron fireplace with tiled hearth and enjoys dual aspect windows overlooking the gardens and countryside. The fourth bedroom would make an ideal nursery, hobby room or home office. A casement window frames rural views and the ceiling gently pitches to add interest and character. Its intimate scale encourages cosy use yet still accommodates a bed and storage.





## The shower room

Serving the first floor, the house bathroom combines bathing and showering facilities. Large marble tiles clad the walls around a double-ended bath with overhead shower and glass screen. A floating vanity unit with modern basin, concealed-cistern WC and chrome heated towel rail complete the design, whilst frosted windows provide privacy.





## The garden

The gardens immediately around the cottage have been lovingly planted and landscaped. Deep flower beds with shrubs, roses and perennials border lawns and cobbled paths, with archways and trellises providing structure. There are several sheltered seating spots for enjoying the evening sun, all enclosed by mature hedges for privacy.



Beyond the ornamental gardens lie productive kitchen gardens and space for play. A vegetable patch with raised beds sits beside a greenhouse, and there are areas of orchard and paddock for family recreation. A brick piggery and other period outbuildings punctuate the plot, and open views stretch across fields and wooded countryside.



## The driveway and parking

A long gravelled drive leads to the rear where a broad block-paved courtyard provides extensive parking. A detached brick and timber outbuilding serves as a workshop or storage and another timber-clad garage with double doors stands at the entrance. Gated access from the lane and hedged boundaries create a secure environment with space for numerous vehicles. There is also an additional parking space at the front of the property with an EV smart charger installed.





MARSH COTTAGE

## Location

The hamlet of Leigh lies within rolling Worcestershire countryside north-west of Worcester, offering a blend of rural tranquillity and convenience. Everyday facilities including a village shop, church and pub are found in neighbouring villages, with a full range of shopping, leisure and cultural amenities in nearby Worcester. The area is well served by reputable schools and provides access to scenic footpaths and bridleways. Road networks link easily to Worcester, Hereford and the M5, placing wider Midlands and South West destinations within reach.

## Services

The property benefits from mains electricity, water and drainage. There is also oil-fired central heating.

Broadband Speed: Standard broadband available. Download speeds up to 28 Mbps and upload speeds up to 4 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, Three, EE and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band F



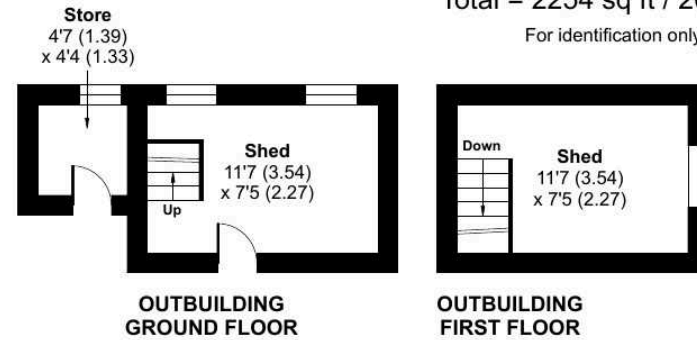
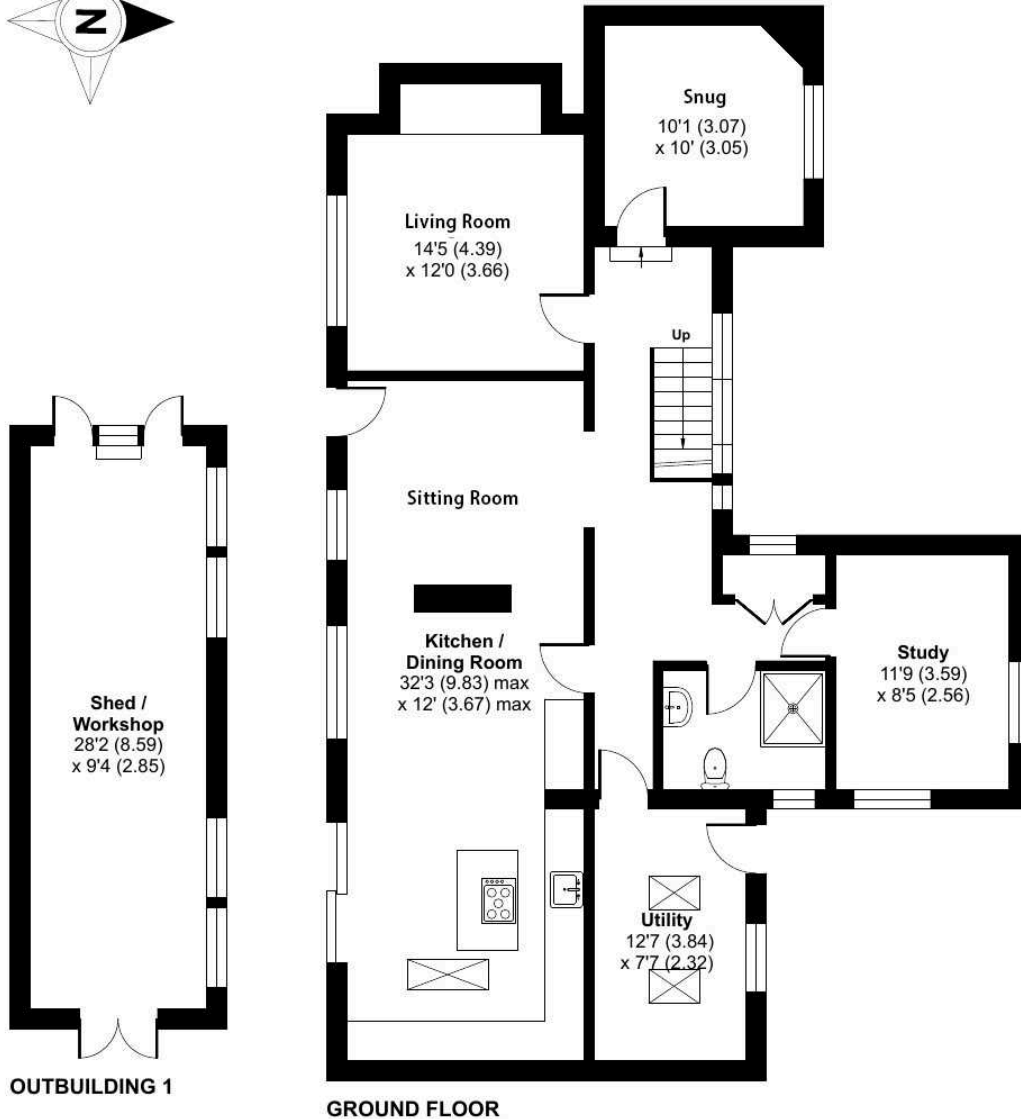
# Marsh Cottage, Leigh, Worcester, WR6

Approximate Area = 1812 sq ft / 168.3 sq m(excludes void)

Outbuilding = 442 sq ft / 41.1 sq m

Total = 2254 sq ft / 209.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2026. Produced for Andrew Grant. REF: 1454460



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