

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY POSITIONED MODERN GEORGIAN STYLE DETACHED EXECUTIVE RESIDENCE SITUATED WITHIN THIS QUIET CUL-DE-SAC LOCATION OFFERING VERSATILE AND FLEXIBLE ACCOMMODATION WITH SPACIOUS ROOMS SET OVER TWO FLOORS BENEFITTING FROM PARKING, DETACHED DOUBLE GARAGE AND A LOVELY ENCLOSED GARDEN. EPC RATING D**

## The Corbetts - Guide Price £720,000

7 The Corbetts, Leigh Sinton, Malvern, Worcestershire, WR13 5HQ

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# 7 The Corbetts

## Location & Description

7 The Corbetts enjoys a convenient position in the highly regarded village of Leigh Sinton, which provides an idyllic setting with amenities of a 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

7 The Corbetts is a wonderfully located executive modern detached property situated in a highly regarded area in a small cul-de-sac of similar properties within the popular and much sought after village of Leigh Sinton. The property is set back behind an easy to maintain foregarden mainly laid to stone chippings and planted with a beautiful array of plants, shrubs and specimen trees. To the left hand side of the property is a block paved driveway with additional gravel parking area leading up to the detached double garage and allowing parking for vehicles. From here a block paved pathway leads through the foregarden giving access to the road itself but also to the obscured double glazed front door which is set under a beautiful Georgian style facade storm porch with pillars.

The living accommodation is access through the front door and is in excess of ??? square foot set over two floors offering versatile and spacious rooms ideal for family living or those that are looking for a sizeable property in a popular village location.

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

### Reception Hallway 3.44m (11ft 1in) x 6.14m (19ft 10in) (maximum)

A wonderful welcoming space in the centre of this home where an open wooden balustraded staircase rises up to the galleried landing with useful storage cupboard under. Ceiling light point, radiator. Doors lead off to all principle reception rooms and a further door opens through to

### Cloakroom

Fitted with a low level WC and pedestal wash hand basin, double glazed obscured window to side, ceiling light point, radiator.

### Sitting Room 7.31m (23ft 7in) (maximum into bay window) x 3.80m (12ft 3in)

This is a wonderful dual aspect and generous space enjoying a double glazed bay window to front overlooking the foregarden while double glazed and patio doors open and overlook the rear patio and garden. A focal point of this room is the inglenook fireplace with windows to either side and there is an exposed brick chimney housing a flame effect coal effect fire. Two ceiling light points, coving to ceiling, two radiators.

### Dining Room 5.50m (17ft 9in) (maximum into bay window) x 3.20m (10ft 4in)

This is a fantastic space for formal entertaining and if any discerning buyers wishes could be opened up to the adjacent kitchen making a wonderful open plan space. A wide curved double glazed bay window sits to the rear of the property giving vistas across the garden. Two ceiling light points, radiator.

### Office/Study 2.37m (7ft 8in) (minimum) x 3.20m (10ft 4in)

A flexible and versatile space currently set up as the home office and enjoying a double glazed boxed bay window to front with further double glazed window to side. Ceiling light point. Radiator. Coving to ceiling.

### Breakfast Kitchen 4.18m (13ft 6in) x 2.97m (9ft 7in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units. A one and a half bowl stainless steel sink unit is set into the worktop with drainer and mixer tap under a double glazed window overlooking the rear garden. There is a range of integrated appliances including a four ring gas HOB with stainless steel extractor over and a Neff eye level double OVEN as well as space and connection point for dishwasher. Integrated FRIDGE and FREEZER. Ceiling light point, radiator. A door leads through to the utility (described later) and a tiled floor flows throughout this area through an archway into

### Breakfast Room/Snug 2.37m (7ft 8in) x 2.99m (9ft 8in)

Having double glazed patio doors opening and overlooking the rear garden. Ceiling light point, coving to ceiling, radiator.





**Utility 1.65m (5ft 4in) x 2.99m (9ft 8in)**

Having a range of fitted drawer and cupboard base units with worktop over and matching wall units. Stainless steel sink unit with mixer tap and drainer. Double glazed wooden door giving access to side and undercounter space and plumbing for washing machine and further kitchen white goods. Ceiling light point, tiled splashbacks, radiator, tiled floor. Wall mounted boiler.

**Landing**

Having a double glazed window to front. Ceiling light point, coving to ceiling, loft access point. Airing cupboard housing the hot water cylinder with useful shelving over. Radiator, two ceiling light points and doors opening through to

**Bedroom 1 4.34m (14ft) x 4.23m (13ft 8in)**

Double glazed window to front. Coving to ceiling, ceiling light point and radiator. A range of fitted bedroom furniture incorporating wardrobes and cupboards over bed area. An archway leads through to

**Dressing Room 2.32m (7ft 6in) x 1.39m (4ft 6in)**

Double glazed window to rear, ceiling light point, coving to ceiling, radiator. Two sets of fitted double wardrobes incorporating hanging and shelf space and door opening through to

**En-Suite**

Obscured double glazed window to rear. Fitted with a low level WC, pedestal wash hand basin with mixer tap and panelled bath. Separate shower enclosure with thermostatic controlled shower over. Wall finished in complimentary tiling. Radiator, ceiling light point, ceiling mounted extractor fan. Wall mounted shaver point.

**Bedroom 2 3.41m (11ft) x 3.61m (11ft 8in)**

Double glazed window to rear, ceiling light point, coving to ceiling, radiator, fitted double wardrobe with hanging and shelf space. Door opening through to

**Bedroom 3 3.51m (11ft 4in) x 3.13m (10ft 1in)**

Double glazed window to rear, ceiling light point, coving to ceiling, radiator. Fitted wardrobes incorporating hanging and shelf space.

**En-Suite**

Fitted with a white low level WC and pedestal wash hand basin, shower enclosure with thermostatic controlled shower over. Ceiling light point, obscured double glazed to side, shaver point, walls finished in complimentary tiling. Radiator, ceiling light point.

**Bedroom 4 3.51m (11ft 4in) x 3.28m (10ft 7in) (maximum)**

Double glazed window to front, ceiling light point, coving to ceiling, radiator. Fitted double wardrobe with hanging and shelf space.

**Bedroom 5 2.37m (7ft 8in) x 2.63m (8ft 6in) (minimum)**

Double glazed window to front, coving to ceiling, ceiling light point, radiator. Two fitted single wardrobes with hanging space and additional overbed cupboards.

**Bathroom**

Fitted with a white low level WC and pedestal wash hand basin, panelled bath, shower enclosure with thermostatic controlled shower over. Ceiling light point, wall mounted shaver point, tiled walls, ceiling mounted extractor point. Radiator and obscured glazed window to rear.

**Outside**

The grounds wrap around the property to all sides. Directly to the rear of the house is a wide paved patio area making for a wonderful seating space where the pleasures of this fantastic setting can be enjoyed. A lot of time and effort has gone into the landscaping of the garden which has a main lawn wrapping round to the right hand side of the property and having shaped beds planted with a wide variety of plants, shrubs and specimen trees. A wonderful flowering wisteria covers an arch to the main lawn with beautiful roses and acer. A further covered arch leads through to the second lawn area positioned behind the double garage. The garden has been cleverly sectioned into areas through discreet hedging and is enclosed by a fenced and hedged perimeter giving it privacy and seclusion and it really is a wonderful setting. The garden further benefits from sensor outside light points, gated pedestrian access, outside water tap, a wooden summerhouse, ornamental pond and gated pedestrian access to front.

**Double Garage 5.50m (17ft 9in) x 5.30m (17ft 1in)**

Being detached from the property and situated conveniently to the left hand side, accessed via a block paved driveway allowing parking for vehicles. A double garage is set under a pitched tiled roof with two up and over doors to front with sensor light point and light and power internally. To the left hand side of the garage is a further gravelled area which could be used for additional parking and this leads up to a wide gate giving easy access to the garden.



## 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 right signposted Worcester and then take your first right into Stocks Lane after a short distance The Corbetts will be on your right. Upon entering the cul-de-sac the property can be found on the right hand side, as indicated by the agents 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 "G"

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 (63).



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

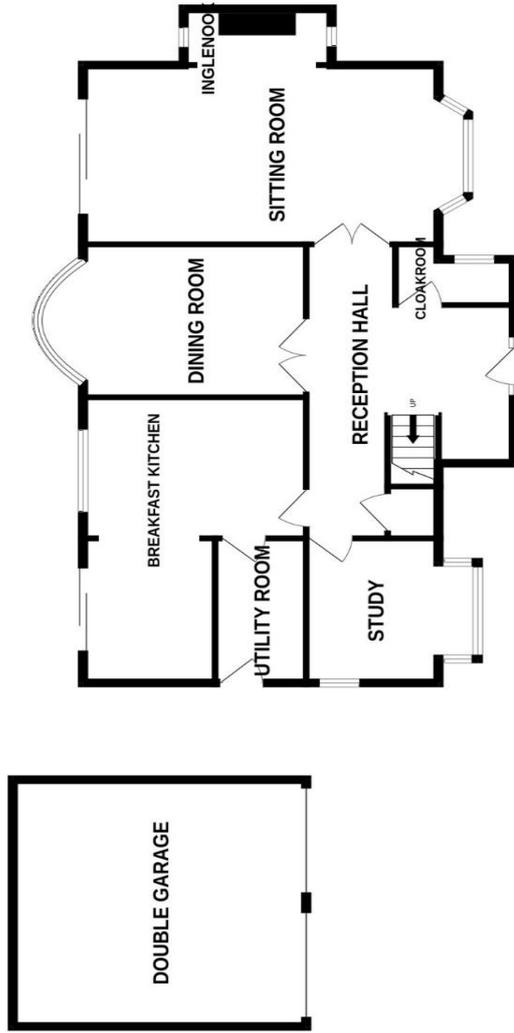
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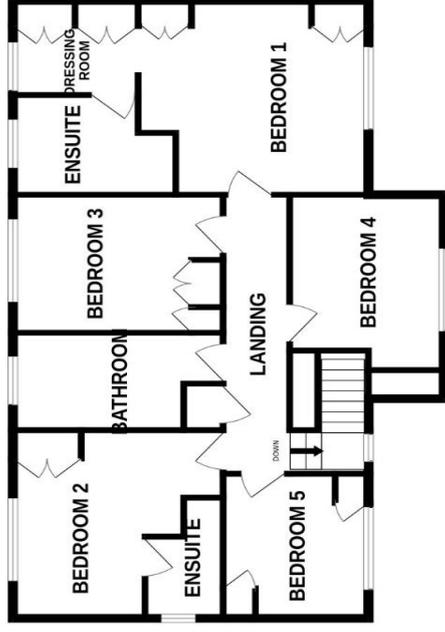
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements 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.



GROUND FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



7 THE CORBETTS

TOTAL FLOOR AREA : 2215 sq.ft. (205.7 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 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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