



Sledge Green Court
Upper Pendock, Malvern WR13 6JW

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Guide Price £495,000

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A BEAUTIFUL TWO / THREE BEDROOM DETACHED GRADE II LISTED COTTAGE PRESENTED TO A VERY HIGH STANDARD and having undergone EXTENSIVE RENOVATION WORKS, TWO / THREE RECEPTIONS, DOUBLE GARAGE and OFF ROAD PARKING, situated in ONE THIRD OF AN ACRE PLOT in a SEMI-RURAL LOCATION enjoying VIEWS TOWARDS THE MALVERN HILLS.

The village of Pendock offers a primary school, shop and a bus service to surrounding areas. Staunton is approximately 3 miles away and offers further amenities to include post office/store, school, doctor's surgery, 2 inns, garage, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles (from Staunton) for connection with the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



Enter the property via front door into:

ENTRANCE HALL

Tiled flooring. Door to:

UTILITY ROOM

Worcester oil-fired boiler, controls for solar hot water heating, plumbing for washing machine, hot water tank, front and side aspect window.

CLOAKROOM

Built-in WC with modern wash hand basin, mixer tap and cupboard below, chrome heated towel rail, wall panelling, mosaic tiled flooring with electric under floor heating, side aspect frosted window.

KITCHEN

14'0 x 9'6 (4.27m x 2.90m)

Range of base and wall mounted units with solid surface worktops and splashbacks, Rangemaster oven with five ring gas hob, cooker hood, Belfast sink unit with mixer tap, integrated dishwasher, integrated under counter fridge and freezer, mosaic tiled flooring with electric under floor heating, inset spotlighting, exposed beamwork, stable door to decking and gardens, side and rear aspect windows. Opening through to:

DINING / FAMILY ROOM

16'8 x 16'7 (5.08m x 5.05m)

Exposed brick fireplace with wooden mantle and flagstone hearth, cast iron log burner, exposed wooden floorboards, exposed ceiling and wall timbers, turning staircase leading off, two radiators, windows to both side aspects. Opening through to:

LOUNGE

16'5 x 12'8 (5.00m x 3.86m)

Exposed brick fireplace, wooden mantle, flagstone hearth, cast iron grate with hood over, flagstone flooring, exposed ceiling and wall beams, wall light fittings, two radiators, front and side aspect window.

FROM THE DINING / FAMILY ROOM, OPENING THROUGH TO:





STUDY / BEDROOM 3

15'9 x 6'2 (4.80m x 1.88m)

Exposed wooden floorboards, radiator, internet socket, side and rear aspect window.

FROM THE DINING / FAMILY ROOM, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Exposed beamwork, exposed floorboards, side aspect Velux roof light.

BEDROOM 1

15'9 x 11'3 (4.80m x 3.43m)

Exposed beamwork, exposed floorboards, two radiators, side aspect window, two rear aspect windows overlooking the Malvern Hills.

BEDROOM 2

12'8 x 9'7 (3.86m x 2.92m)

Exposed floorboards, exposed beams, double radiator, inset spotlighting.

BATHROOM

12'10 x 6'5 (3.91m x 1.96m)

Modern suite comprising vanity wash hand basin with mixer tap and cupboard below, WC, tiled panel bath with central mixer tap and walk-in double shower cubicle with inset and overhead detachable shower system with glazed screen, tiled splashbacks, chrome heated towel rail, wooden floorboards, side aspect window.

OUTSIDE

The property is approached at the front, by double opening five bar gates into a driveway and turning area suitable for the parking of four / six vehicles. The driveway leads to:

DETACHED BRICK-BUILT GARAGE

19'6 x 19'10 (5.94m x 6.05m)

Accessed via up and over door, side window, side pedestrian door. There is also an EV charging point.

Adjacent to the garage, there are double opening doors which lead to a further driveway area for up to two vehicles. This area also houses the oil tank.

The front garden area is laid to lawn with gates either side to the rear gardens. There are large wrap around lawns and several mature trees planted to include a Weeping Silver Birch, Cherry Tree, Wisteria, as well as fruit trees. The gardens are enclosed by hedging and fencing. There is outside lighting and an outside water tap. The current vendors have added an OPEN COVERED WOODEN STRUCTURE (17'9 x 10'5), used for outdoor entertaining with ADJOINING STORE (10'7 X 7'9).

SERVICES

Mains water and electricity, shared septic tank, oil-fired heating.

AGENT'S NOTE

The property benefits from having its own PV solar panels which heat the water to the property.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs. WR14 3AF.

TENURE

Freehold.





VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Newent office proceed to the top of the High Street. Go straight over on the crossroads then take the first turning right on to the Tewkesbury Road. Turn first left on to the Redmarley road, follow this road along and it converts into the Newent road, and into Durbridge road, and then into the Causeway before reaching the village of Redmarley D'Abitot. Turn right onto the Bromsberrow road until reaching the A417 Ledbury road and turn left here. Take the second turning right, follow the bridge over the M50 and take the turning right signposted A438. follow this road along where the property can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

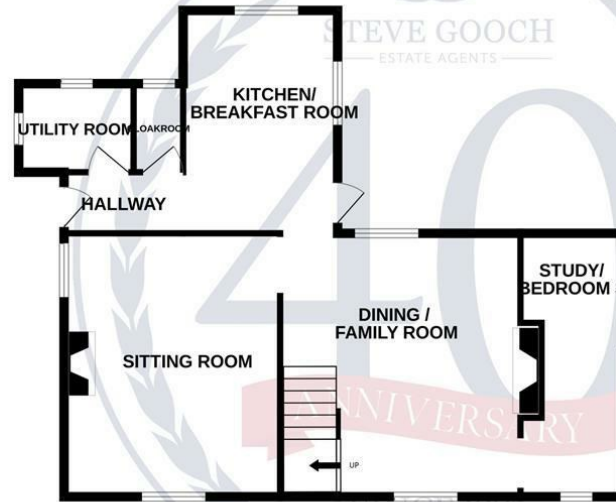
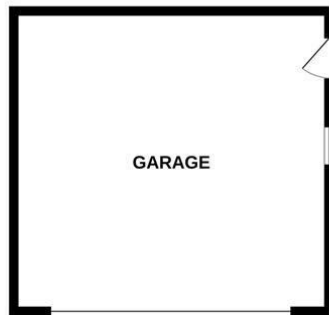
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR
1140 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



SLEDGE GREEN COURT

TOTAL FLOOR AREA : 1600 sq.ft. (148.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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