



20 Hop Pole Green

Leigh Sinton, WR13 5DP

Andrew Grant

20 Hop Pole Green

Leigh Sinton, Malvern, WR13 5DP

5 Bedrooms 3 Bathrooms 3 Reception Rooms

A substantial detached family home with generous accommodation, beautifully landscaped gardens and outstanding views across the surrounding countryside.

- Positioned in the sought-after village of Leigh Sinton, the property offers over 1,800 sq ft of thoughtfully arranged accommodation.
- Three generous reception rooms provide excellent flexibility, including a dual-aspect living room opening onto the garden, a formal dining room and a separate snug or home office.
- The newly refurbished breakfast kitchen features Shaker-style cabinetry, quartz worktops, high-quality integrated appliances and French doors leading directly into the rear garden.
- Five well-proportioned double bedrooms, two with en suites, are arranged across the first floor, with extensive built-in storage and attractive views from several of the rooms.
- A block-paved driveway provides off-road parking for two vehicles and leads to the integral double garage, which benefits from an electric door, power and lighting.
- The beautifully landscaped rear garden features a summer house, water lily pond and direct access onto open countryside, with far-reaching views, spectacular sunsets and an abundance of visiting wildlife.
- Superb access to local amenities, schooling and road links makes this an ideal location for families seeking village life with countryside surroundings.

1,879 sq ft (174.6 sq m)





The kitchen

Recently refurbished by Dream Doors, the kitchen is fitted with an extensive range of Shaker-style cabinetry complemented by quartz worktops, recessed drainage grooves and full-height splashbacks. A Franke one-and-a-quarter bowl sink incorporates a brass hot-water and filtered-water tap, together with a waste disposal unit.





Integrated appliances include a Samsung Smart Flex induction hob and coordinating extractor, a Bosch oven and combination microwave, a fridge freezer and a dishwasher. French doors open directly onto the rear garden, while a separate utility room provides additional storage and laundry space.



The living room

A generous principal reception room centred around a brick fireplace with an oak mantel and coal-effect gas fire. French doors open onto the rear garden and draw in views towards the countryside, while an additional side window brings further natural light into the room. Decorative coving completes the space.



The dining room

Glazed double doors open from the entrance hall into a well-proportioned dining room overlooking the rear garden. Karndean wood-effect flooring and decorative coving continue the finish found across the principal reception spaces, while its close proximity to the kitchen is ideal for family meals and entertaining.



The snug

A versatile reception room with a wide bay window overlooking the front of the property. Currently arranged as a workspace, it would work equally well as a snug, playroom or dedicated home office. Karndean wood-effect flooring and decorative coving complete the room.



The utility

Positioned immediately off the kitchen, the utility room offers additional fitted storage, work surfaces and a sink, together with space and plumbing for laundry appliances. The boiler is also housed here, and a half-glazed door provides direct access to the side of the property.



The entrance hall and cloakroom

The spacious entrance hall creates an impressive introduction to the home, with Karndean wood-effect flooring and a striking oak staircase rising to the first floor before dividing at the landing. Two built-in cupboards provide useful storage, while glazed double doors lead into the main reception rooms. The cloakroom is fitted with a WC and hand basin, complemented by part-tiled walls and a tiled floor.

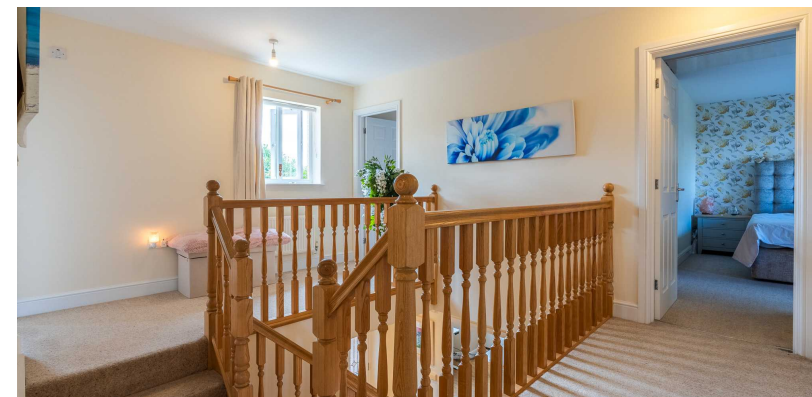






The landing

The staircase rises to a notably spacious landing connecting all five bedrooms and the family bathroom. An oak balustrade continues around the stairwell, while a front-facing window brings natural light into the centre of the first floor. An airing cupboard houses the pressurised hot-water cylinder.





The primary bedroom

The primary bedroom is a generous double bedroom with a range of built-in wardrobes and a separate walk-in storage cupboard. Dual windows looking over the frontage provide ample natural light and the room also benefits from its own en suite shower room.





The primary en suite

The en suite includes a tiled shower enclosure, WC and pedestal wash basin, complemented by part-tiled walls and a heated towel rail. An obscure side-facing window provides natural light and ventilation.





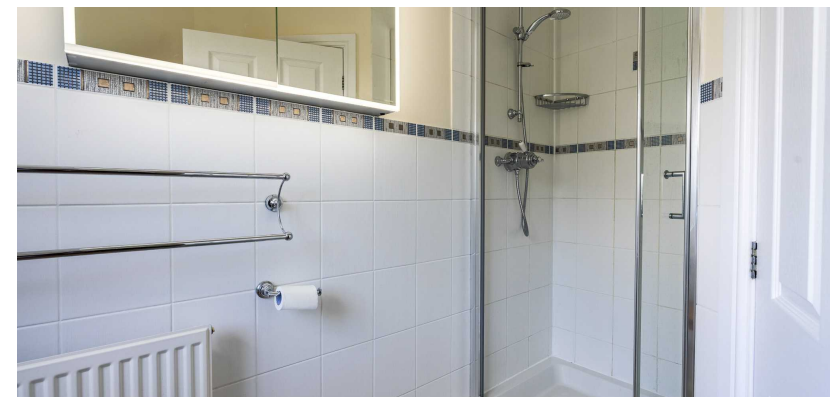
The second bedroom

A further spacious double bedroom enjoying far-reaching views across the open countryside to the rear. Built-in wardrobes and drawers provide extensive storage, while a pull-down ladder gives access to the fully boarded loft. The room also benefits from its own en suite shower room.



The second bedroom en suite

The en suite is fitted with a tiled shower enclosure, WC and pedestal wash basin, with an obscure window providing natural light and ventilation. Part-tiled walls and a heated towel rail complete the room.





The third bedroom

A spacious double bedroom positioned at the front of the property, with a broad window bringing plenty of natural light into the room. Built-in wardrobes provide useful storage.



The fourth and fifth bedrooms

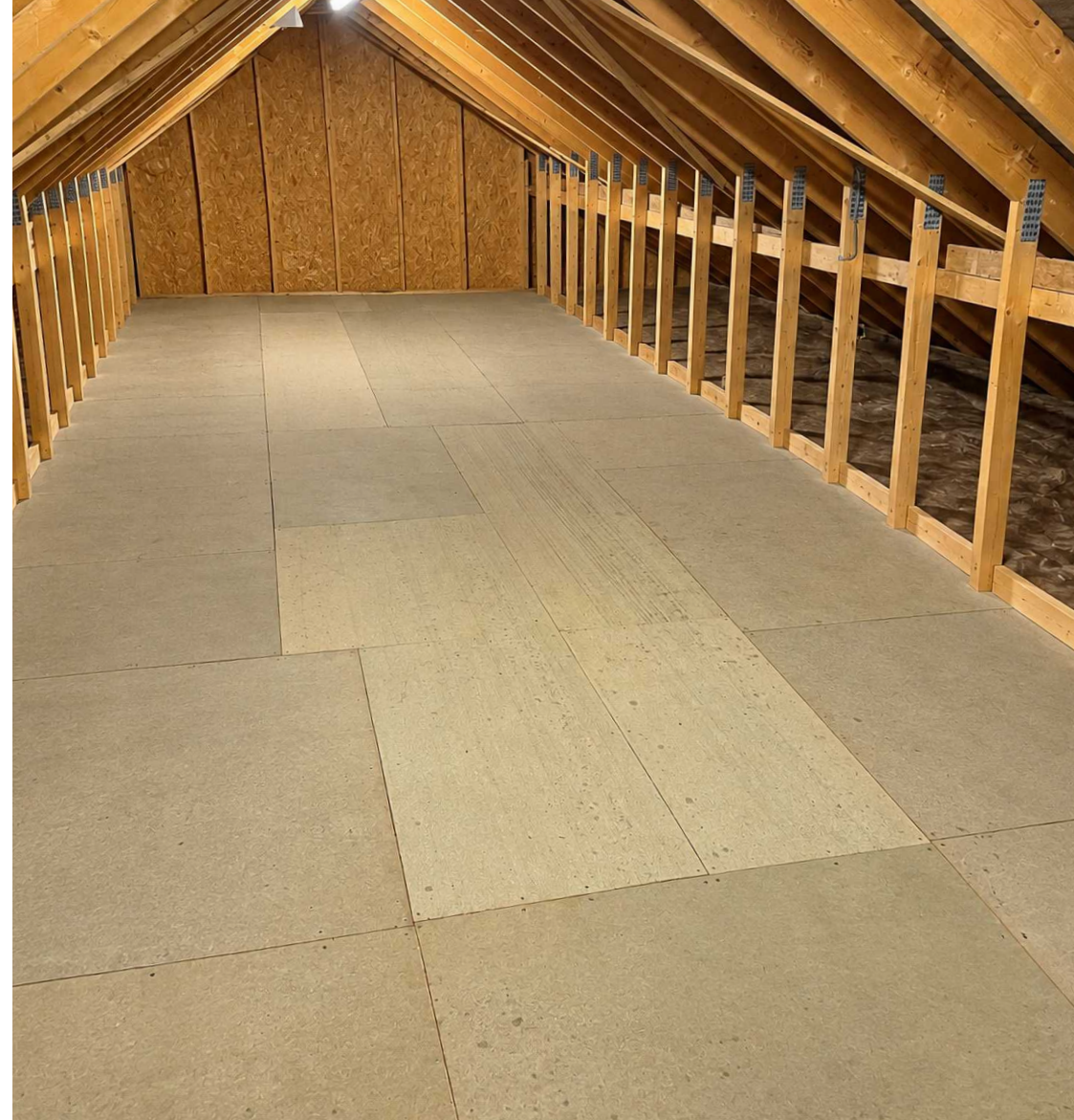
Two further double bedrooms complete the sleeping accommodation. Both rooms include built-in wardrobes, offering extensive storage, and benefit from garden and countryside views.





The bathroom

The family bathroom is fitted with a panelled bath and shower attachment, a separate shower enclosure, WC, bidet and pedestal wash basin. A full-width mirror enhances the sense of space, while an obscure window provides natural light and ventilation.



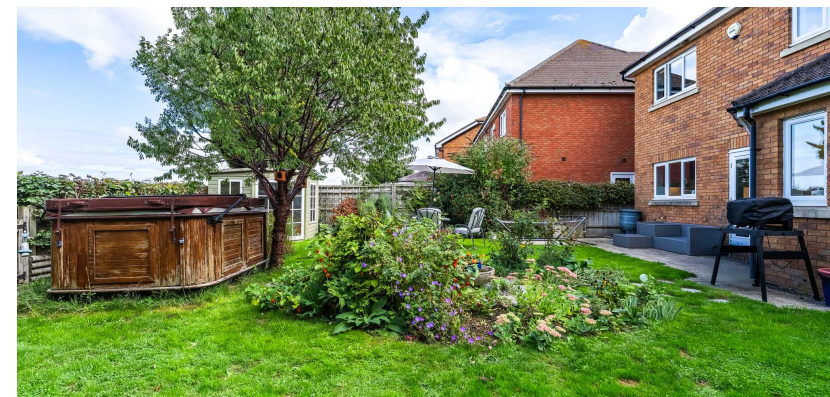
The loft

The substantial loft provides an impressive amount of additional space and has already been prepared with a future conversion in mind. Fully boarded and extending across much of the footprint of the house, it is currently accessed for storage but offers significant potential to create further living accommodation. A permanent staircase would need to be installed, with any conversion subject to the necessary building regulations and consents.



The garden

The beautifully landscaped rear garden offers a variety of spaces for relaxing, entertaining and gardening. A broad patio extends across the rear of the house, with lawns beyond framed by well-stocked borders, mature shrubs and a selection of fruit and ornamental trees.





A central water feature adds further interest, while a pond with water lilies provides another attractive feature within the garden. A summer house sits amongst the planting, and the garden attracts an abundance of wildlife, with regular visitors including hares, deer, owls and a variety of birdlife. A gate in the rear boundary opens directly onto the adjoining fields and footpaths, with gated access also available along both sides of the house. The open outlook to the rear provides far-reaching views across the surrounding countryside, with the garden enjoying particularly striking sunsets throughout the year.







The driveway and parking

A block-paved driveway provides off-road parking for two vehicles and leads to the integral double garage, which has an electric door, power and lighting. The established front garden includes areas of lawn, mature trees, shrubs and planted borders.



Location

20 Hop Pole Green is situated within the village of Leigh Sinton, a well-regarded rural village on the outskirts of Malvern. The village benefits from a range of local amenities including a primary school rated Outstanding by Ofsted, a public house and a village store with post office. The nearby town of Malvern offers a comprehensive range of shops, restaurants, leisure facilities and further schooling across all age groups. The property is well placed for access to the motorway network and enjoys outstanding views over the surrounding open countryside, making it an appealing choice for those seeking a quality family home in a peaceful rural setting.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (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 G.





Hop Pole Green, Leigh Sinton, Malvern, WR13

Approximate Area = 1879 sq ft / 174.6 sq m

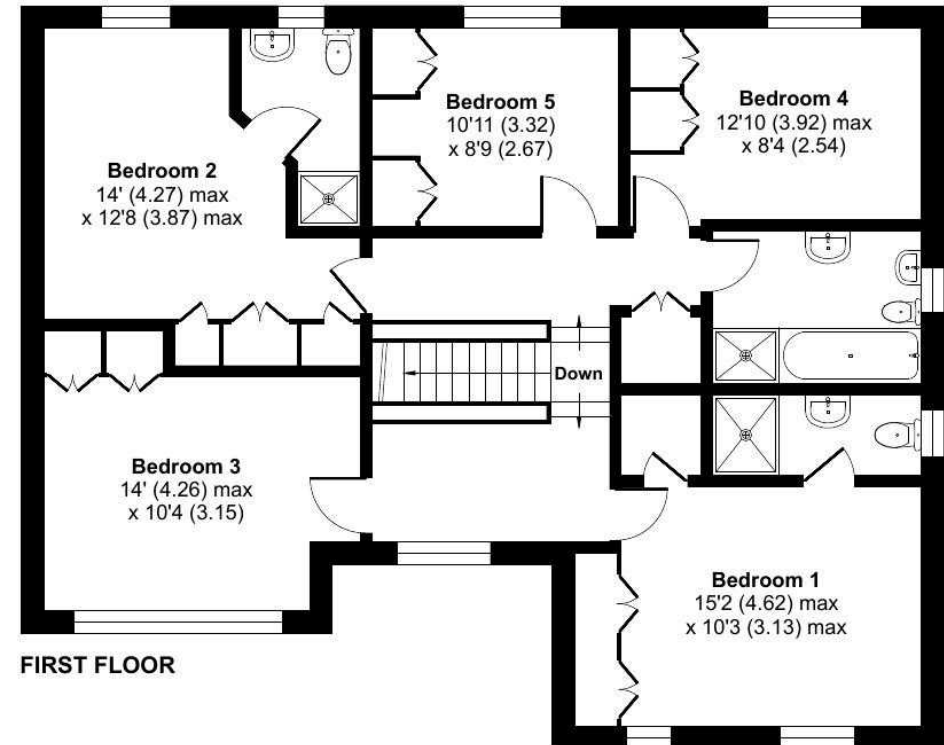
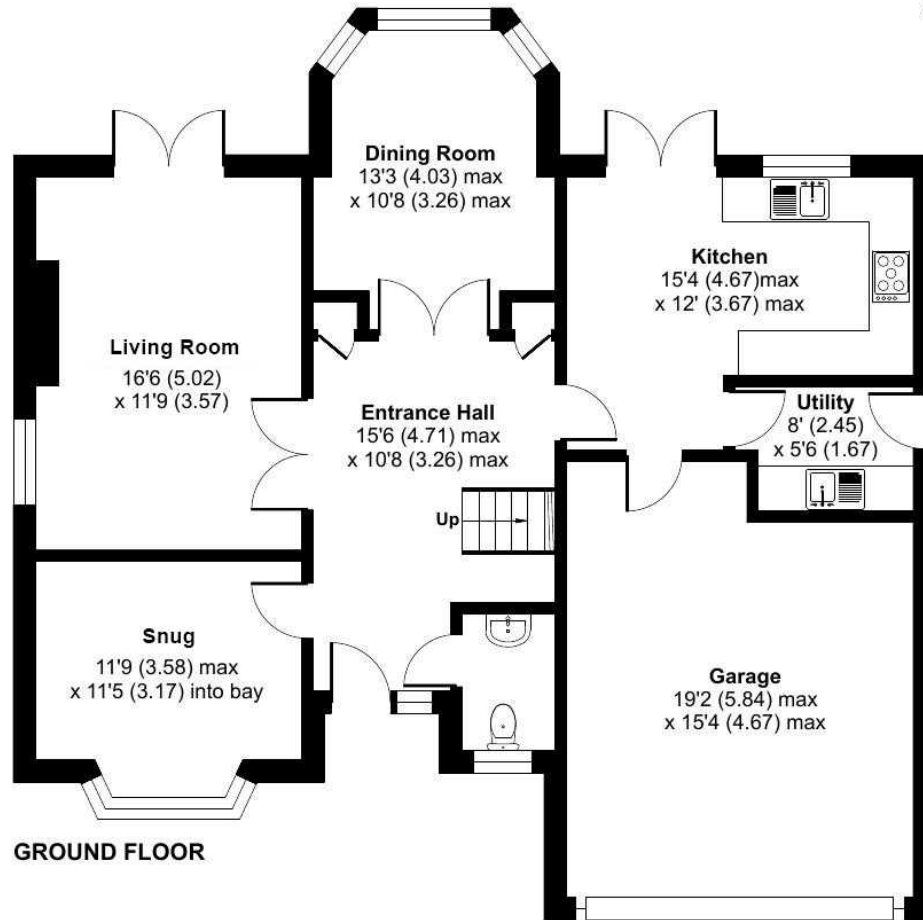
Garage = 275 sq ft / 25.5 sq m

Total = 2154 sq ft / 200.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Andrew Grant. REF: 1519989



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com