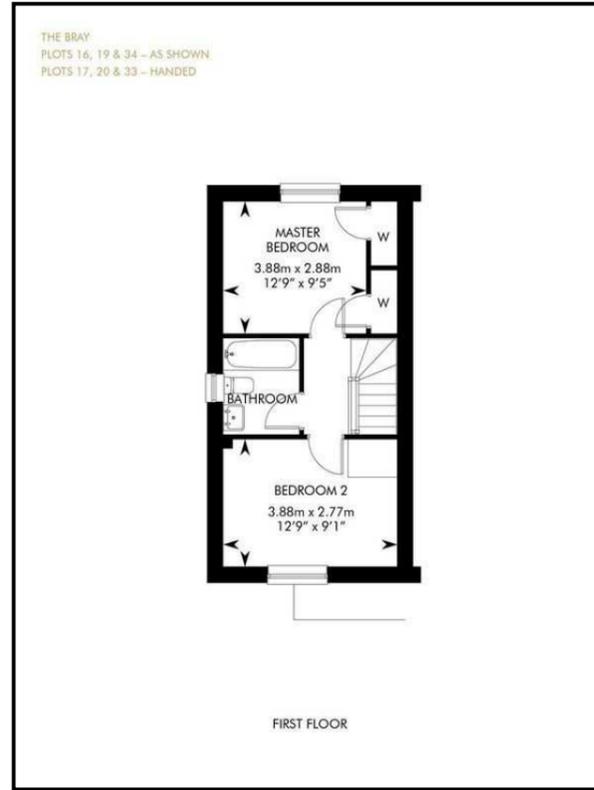
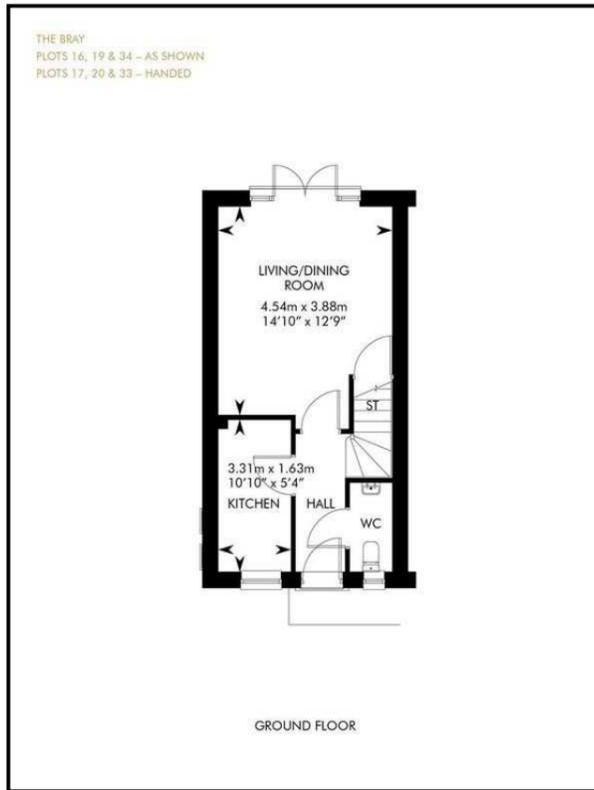


Offices throughout Worcestershire & Mayfair, London

Allan Morris

estate agents



Malvern Rise, Leigh Sinton

A semi detached two bedroom home with parking and gardens, situated in the pretty village of Leigh Sinton, convenient for local amenities and transport links.



PRICE: £ 224,950

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
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Plot 20, Malvern Rise, Leigh Sinton, Worcestershire. WR13 5HH

MALVERN RISE - ESCAPE TO YOUR DESIRABLE RURAL IDYL

You only have to see this idyllic village setting to discover there's no place quite like Malvern Rise. Enjoying panoramic views over the picturesque Malvern Hills, CALA's impressive new 2, 3, 4 and 5 bedroom semi-detached and detached homes are light, spacious and finished to a high specification throughout.

Situated on the outskirts of Malvern, the village general store, pub and primary school are all within easy walking distance, while the local area offers a variety of well-regarded schools for all ages. Combined with excellent transport links nearby and Worcester just six miles away, Malvern Rise is an exclusive haven for country-loving families and commuters alike.

LEIGH SINTON - THE HEIGHT OF MALVERN COUNTRY LIFE

A pretty rural village with everyday amenities and convenient connections, Leigh Sinton provides the aspirational family lifestyle most of us dream of.

The Royal Oak is your quintessential village local, with many desirable country pubs and restaurants situated nearby. Around four miles away, the spa town of Malvern plays host to plentiful shops, boutiques, bars and eateries, as well as the world's smallest commercial theatre and extensive leisure and entertainment facilities at Priory Park's Splash Pool & Winter Gardens complex.

Set against the outstanding natural beauty of The Malverns, the town's lofty surroundings are popular all-year-round with tourists, ramblers and hang gliders. Meanwhile, situated along the River Severn's picturesque banks in the heart of Elgar country, the historic city of Worcester is home to a wider choice of high street shopping and cultural delights. There are also three scenic parks to explore, together with the Royal Worcester Porcelain Company's factory museum.

In terms of education, Leigh Sinton Primary has an 'outstanding' rating from Ofsted, accompanied by two secondary schools within five miles that are rated 'good'. While of course, the University of Worcester has an impressive reputation for research, complete with The Hive, its state-of-the-art, golden student and public library.

WELL CONNECTED IN EVERY WAY

Leigh Sinton is ideally located for commuting, especially throughout Worcestershire and Herefordshire. Malvern Link station is situated three miles south of the village, with trains to Worcester in around 10 minutes, Cheltenham in 40 minutes and Gloucester in 50 minutes, as well as connections to London Paddington. While the mainline stations at Worcester and Malvern provide quick and easy access to Birmingham in about an hour and London in 2 hours, 10 minutes.

Car journeys are straightforward too, with Junction 7 of the M5 a nine-mile drive from Malvern Rise, taking you north to Birmingham, some 40 miles away and 30 miles south to Cheltenham.

AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting, while the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.

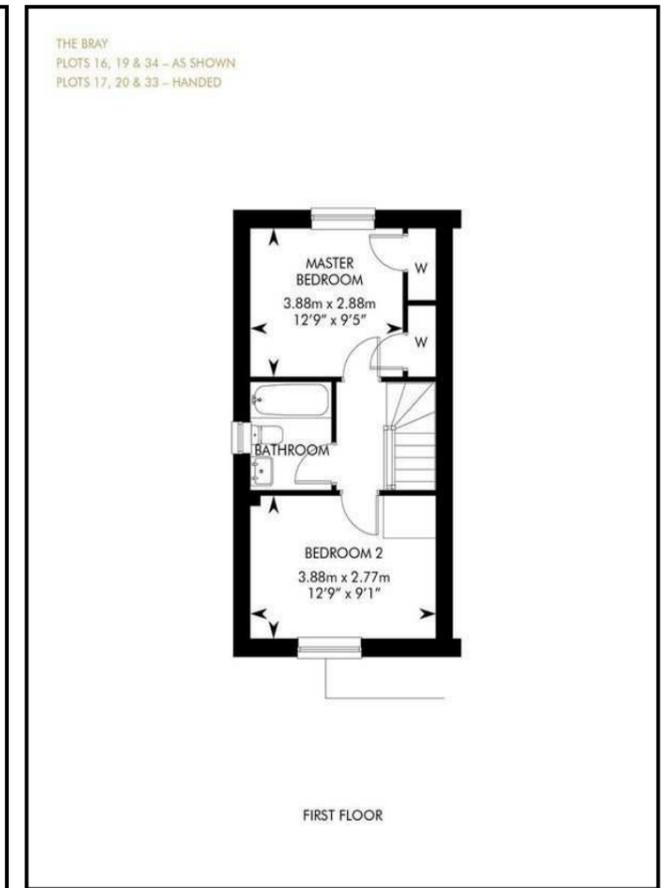
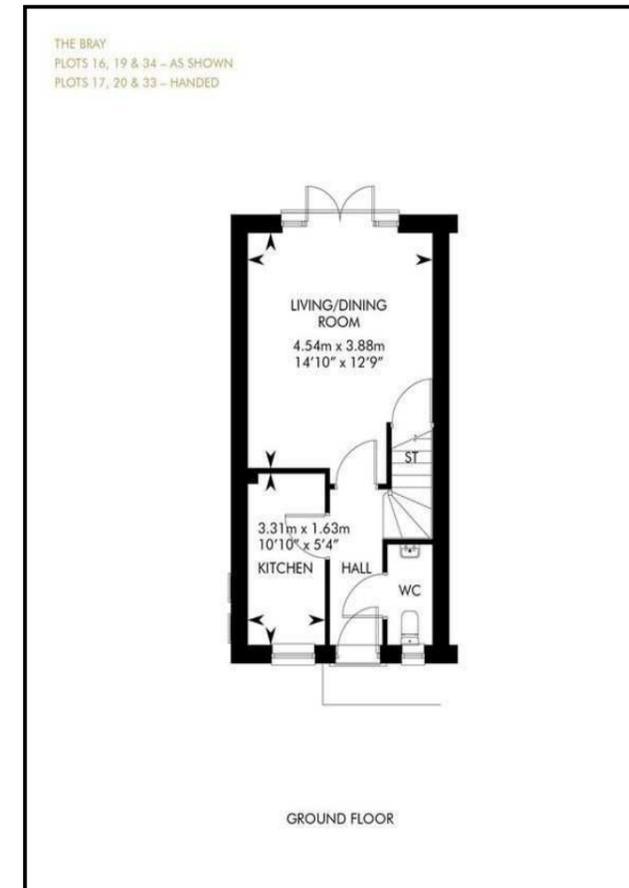
CALA HOMES – THE UK'S MOST UPMARKET MAJOR HOMEBUILD

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today's thriving national housebuilder.

We're passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner's expectations, is sympathetic to its local community, and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



GENERAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other Items, such as carpets and curtains, may be available by separate arrangement. SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council.

Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: TBC. Potential: TBC.

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700, Local Education Authority: Herefordshire LA: 01432 260927

ROUTE TO THE PROPERTY: From Worcester City centre proceed over the Worcester bridge, following the signs for A44 through St. John's. Continue along and at the roundabout take the 2nd exit onto the A4103. At The next roundabout take the 2nd exit again and continue along the A4103. On entering the village, turn left into Kiln Lane, continue along and follow the signs for Cala Homes development.

WAM 4737