

THE THATCH HOUSE

UCKINGHALL • WORCESTERSHIRE/GLOUCESTERSHIRE BORDERS





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A picture perfect thatched country house

Reception hall • Dining room • Sitting room • Snug
Kitchen • Boot room • Conservatory

Four bedrooms • Two bathrooms

Parking • Detached garage and outbuildings • Large garden

Upton upon Severn 3½ miles • Worcester 12 miles
Cheltenham 16 miles • M50 (J1) 2 miles • M5 (J8) 4 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Situation

- Uckinghall is a desirable small village within a designated Conservation Area. The neighbouring village of Ripple offers a good local pub and the nearby village of Twynning offers a wider range of local amenities including a highly regarded primary school, village post office, a store and two public houses.
- Further amenities can be found in the charming riverside town of Upton upon Severn, with its marina and many annual festivals including food and jazz, and the quaint medieval market town of Tewkesbury.
- There are good schools from both the state and private sectors within the area including the Royal Grammar School and the King's School in Worcester, the renowned Malvern College, Malvern St James and two preparatory schools in Colwall as well as Dean Close and The Ladies College in Cheltenham.
- Worcester to the north offers a wide range of shopping and recreational facilities including professional rugby at Sixways, horse racing on the banks of the River Severn and cricket in the setting of its Cathedral. Cheltenham to the south offers more specialist shopping.
- There is excellent access to the West Midlands and the South West via the M5 and to Cardiff and the M4 corridor via the M50.

For sale freehold

- The Thatch House is a Grade II Listed timber framed house dating from the late 16th/early 17th century.
- It is a fine example of a thatched country house with a wealth of period features and architectural detail including exposed timbers, "Eyebrow" dormer windows, quarry tiled and solid wood parquet floors, antique oak latched doors and large brick and stone inglenook fireplaces. The roof has recently been completely renewed and has an expected life-span of 40 years or more.
- There are some more modern additions including a conservatory at the rear of the house with French doors opening to the sheltered south west facing terrace and a stylish country kitchen with boot room and pantry. Also in the conservatory there is a LPG stove.



- The ground floor layout provides unusually large and bright rooms for a house of this age; the dining room, sitting room and snug are all dual aspect.
- There are four spacious double bedrooms and two family bathrooms on the first floor.





Gardens

- The House is set back from the quiet road behind an evergreen hedge and pretty picket fencing. The front door is approached through a tiled lych-gate and a flag stone path across the well-kept lawns.
- There is a paved parking area for several cars at the side of the house and more parking spaces at the rear next to the detached outbuilding / garage block.
- The private rear garden is mainly level lawn with mature boundary hedges and some fine specimen trees.

Services

Mains water, electricity and drainage. LPG fired central heating boiler.

Fixtures & Fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

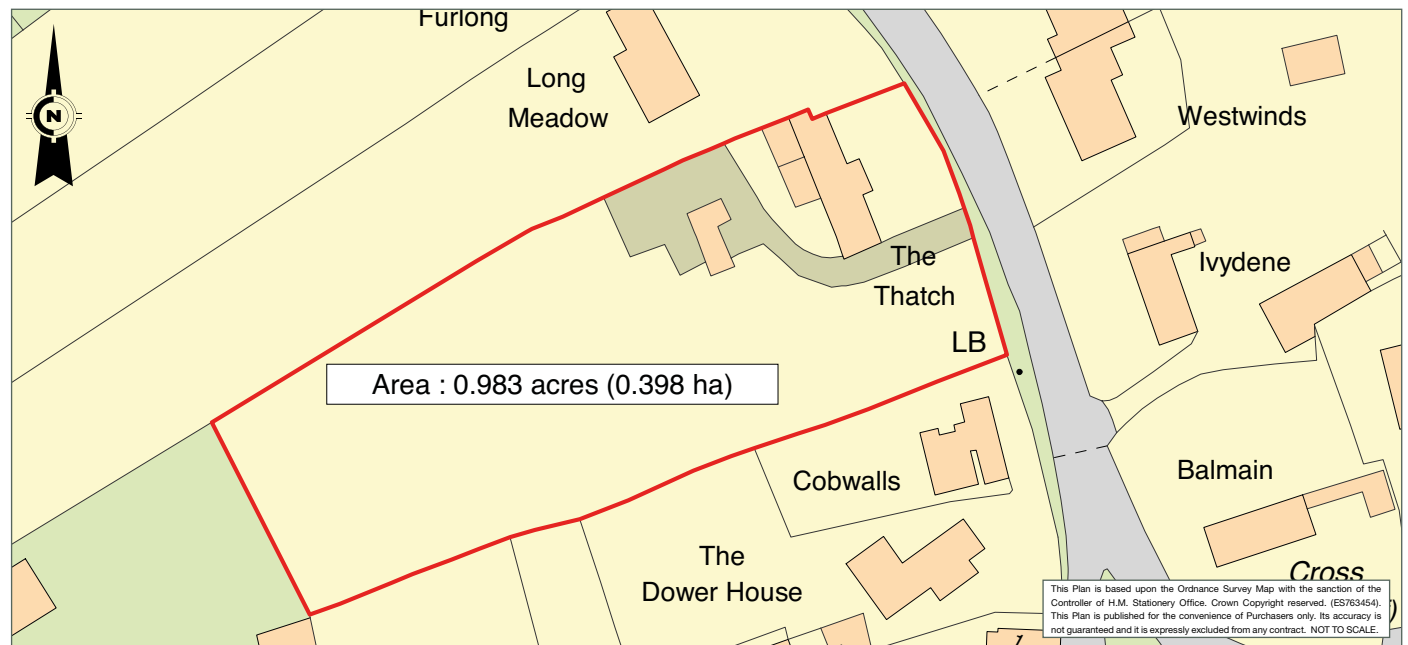
Local Authority

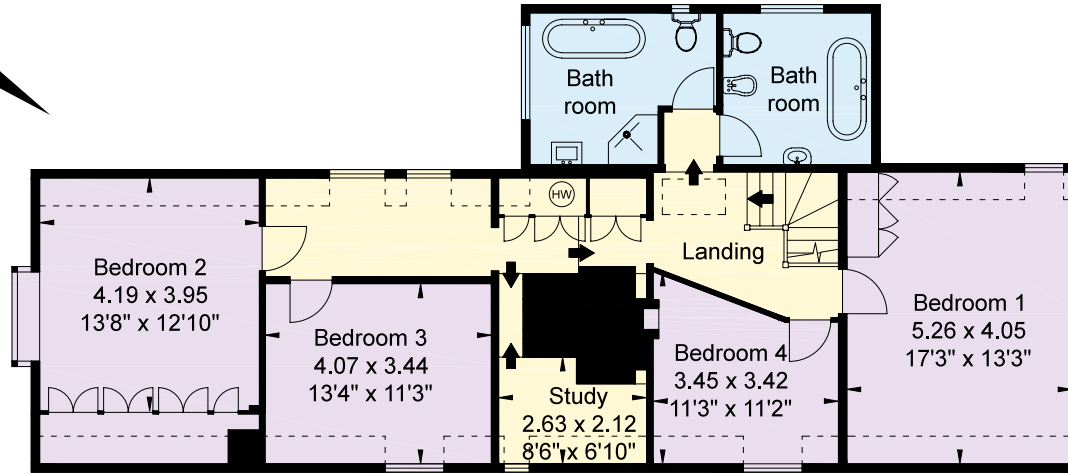
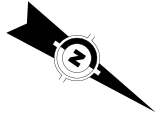
Malvern Hills District Council Tel: 01684 862151
Council Tax Band: G (£2594.09 for 2017/18)

Directions (GL20 6ES)

From the M50 Junction 1, follow the signs for the A38 to Worcester and Malvern. After approximately half a mile, turn left signposted Ripple and Uckinghall. Follow the road, passing

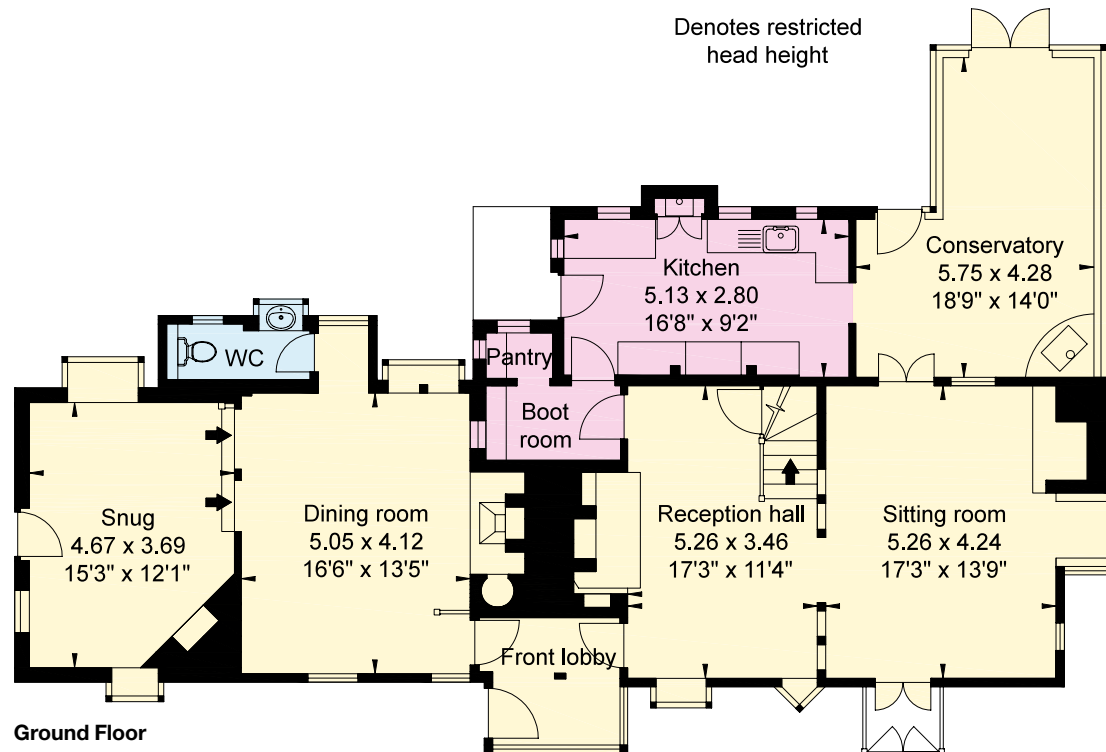
through Ripple and on to Uckinghall. On entering the village, The Thatch House can be found on the left.



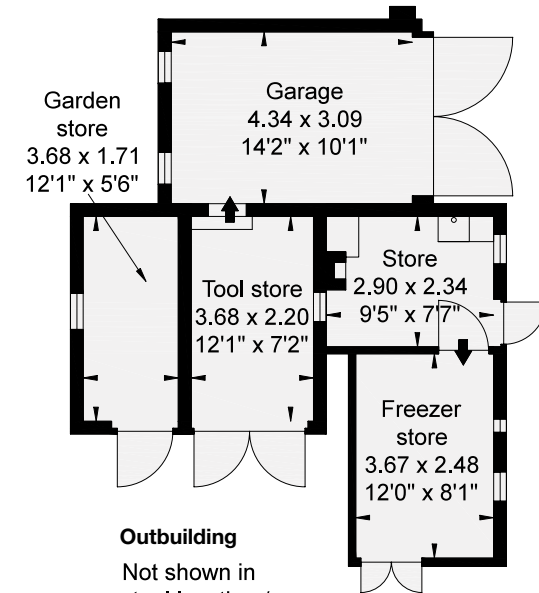


First Floor

Denotes restricted head height



Ground Floor



Outbuilding

Not shown in actual location / orientation

Approximate Gross Internal Floor Area

House: 257 sq m (2,767 sq ft)

Outbuilding: 47 sq m (506 sq ft)

Total: 304 sq m (3,273 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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