

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUBSTANTIAL AND WELL-PROPORTIONED NEW BUILD, FOUR DOUBLE BEDROOMED DETACHED HOUSE LOCATED IN A HIGHLY CONVENIENT LOCATION SET BETWEEN THE RIVERSIDE TOWNS OF UPTON UPON SEVERN AND TEWKESBURY. THE ACCOMMODATION WHICH IS IN EXCESS OF 2400 SQ. FEET HAS BEEN FINISHED TO A HIGH STANDARD. AIR SOURCE HEAT PUMP WITH ZONED UNDERFLOOR HEATING, DOUBLE GLAZING AND A GENEROUS PLOT INCLUDING OFF ROAD PARKING AND AN INTEGRAL DOUBLE GARAGE. ENERGY RATING "B" NO CHAIN

Shell Cottage - Guide Price £675,000

Stratford Bridge, Tewkesbury, Gloucestershire, GL20 6HF

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Shell Cottage

Location & Description

Located close to both Tewkesbury and the historic riverside town of Upton upon Severn. The riverside town of Upton upon Severn which offers a range of amenities including Spa and Co-op supermarkets, independent shops, eateries, public houses, a health centre and other community facilities. Further and more extensive facilities are available in the city of Worcester or nearby towns of Great Malvern and Tewkesbury.

Transport communications are excellent with mainline railway station in Malvern or Worcester providing direct links to London, Birmingham, Hereford and South Wales alongside the recently opened Parkway station near Kempsey. Junction 1 of the M50 motorway is just outside Upton upon Severn bringing the Midlands, south west and south Wales into an easy commute.

Educational needs are well catered for at primary and secondary level in both the public and private sectors.

Property Description

Shell Cottage is a substantial modern detached new build house completed by Barnwood Construction Ltd.

Set on a generous plot and approached over a resin driveway that opens to allow for ample parking and gives access to a detached double garage. A composite front door with obscure double glazed panel and matching sided panel opens to the accommodation which is in excess of 2400 sq. feet and offers spacious and flexible rooms set over two floors, ideal for families or those looking to move to a large property in a convenient location. As soon as you enter the property you are aware of the quality of craftsmanship and finish on offer in this executive detached home. The house has zoned air source heating and double glazing.

The accommodation in more detail comprises:

Reception Hall

Wood and glass balustraded returning staircase to first floor with useful understairs recess. Zoned underfloor heating control point and inset LED downlighters. A generous and welcoming space, double doors open to a cloaks cupboard, further storage cupboard and matching panelled oak veneered doors opening to

Cloakroom

Modern white low level WC, wall mounted wash hand basin with mixer tap, tiled floor, wall mounted extractor fan. LED downlighters. Zoned underfloor heating control point.

Sitting Room 4.42m (14ft 3in) x 6.79m (21ft 11in)

Accessed from the reception hall via double oak veneered doors. A light and airy space of generous proportions with double glazed windows to front and side. Inset LED downlighters, wall mounted zone heating control point.

Dining Room/Lounge 4.52m (14ft 7in) x 4.06m (13ft 1in)

A flexible room with dual aspect double glazed window to side and further double glazed bi-fold doors to rear, both overlooking the lovely garden. Inset ceiling LED downlighters, wall mounted zoned underfloor heating control point.

Office/Study 2.14m (6ft 11in) x 4.06m (13ft 1in)

Double glazed window to side, inset LED downlighters, zoned wall mounted underfloor heating control point.

Breakfast Kitchen 4.37m (14ft 1in) x 5.94m (19ft 2in)

A wonderful space positioned at the rear of the property and fitted with a range of drawer and cupboard base units with worktop over, glass splashbacks with matching wall units with LED downlighters. Range of integrated appliances including an AEG **INDUCTION HOB** with splashback and integrated extractor over, AEG **DOUBLE OVEN**, stainless steel Samsung American style **FRIDGE FREEZER** housed in a space with cupboard surrounds. Set over a central breakfast bar island are two ceiling light points, sunk into this island is a one and a half bowl sink unit with flexible mixer tap and cupboard space below incorporating an AEG **DISHWASHER**. Tile floor flows throughout and continues to a dining area with double glazed window to





side and a bank of bi-fold doors overlooking and opening to the garden. LED downlighting and zoned underfloor heating. Further oak veneered panelled door opens to

Utility Room 1.63m (5ft 3in) x 3.77m (12ft 2in)

Fitted with a range of cupboard base units with worktop over set into which is a stainless steel sink unit with mixer tap and drainer with additional cupboards over. Continued tiled flooring, LED downlighters. Double glazed pedestrian door to garden and internal door to the garage.

FIRST FLOOR

Landing

Glass and wood balustraded rail. A spacious landing with electrically operated Velux skylight. Radiator, LED downlighters and door to

Master Suite

A generous space divided into two main areas, the first of which is accessed from the landing and comprises of

Dressing Room 1.91m (6ft 2in) x 3.44m (11ft 1in)

An ideal space where fitted wardrobes could be installed. LED downlighters, radiator, sliding door to en-suite (described later) and entrance to

Bedroom 1 5.78m (18ft 8in) max into dormer x 3.35m (10ft 10in)

Double glazed window to front gives glimpses of the Malvern Hills. Radiator, LED downlighters, thermostat control point.

En-Suite

White close coupled WC with vanity wash hand basin with mixer tap and drawer under. Walk-in shower enclosure with thermostatically controlled rainfall shower over with additional hand held unit. Tiled floor and splashbacks. Shaver point and heated towel rail. Inset ceiling downlighters, ceiling mounted extractor fan and obscure double glazed window to front.

Bedroom 2 3.80m (12ft 3in) x 5.55m (17ft 11in)

A dual aspect room with double glazed window to front overlooking farmland and giving glimpses of the Malvern Hills. Further double glazed dormer window to side. Inset ceiling downlighters, radiator. Sliding door to

En-suite

White close coupled WC, vanity wash hand basin with mixer tap and drawer under. Mirrored cabinet. Walk-in shower enclosure with thermostatically controlled rainfall shower and additional hand held unit. Chrome wall mounted heated towel rail and electrically operated Velux double glazed skylight to side. Tiled walls and floor. Ceiling extractor fan.

Bedroom 3 5.37m (17ft 4in) x 3.69m (11ft 11in) max into dormer

Double glazed dormer window to side, ceiling light point, wall light point over bed area. Radiator.

Bedroom 4 3.35m (10ft 10in) x 5.21m (16ft 10in)

Also a double bedroom with double glazed dormer windows to both sides. Light point over bed area. Inset LED downlighters, radiator and useful storage recess.

Family Bathroom

White close coupled WC, spa bath with thermostatically controlled shower over and glass shower screen. Vanity wash hand basin with mixer tap and drawer under. Chrome heated towel rail, shaver point, inset ceiling LED downlighters, extractor fan and obscure double glazed window. Tiled floor and splashbacks.

Outside

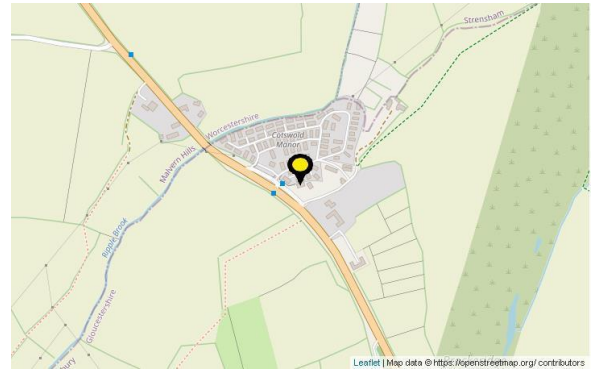
The house is set on a generous plot which wraps around the property to two sides. Across the rear of the house is a paved patio area which extends to a lawn to the rear and side of the house. Light points. The whole garden is enclosed by a fenced perimeter and there is gated pedestrian access to front and an outside water tap. The garden is a blank canvas the buyers can make their own.

Double Garage 5.35m (17ft 3in) x 5.11m (16ft 6in)

Electrically operated up and over door to front, light points. Floor mounted pressurised hot water cylinder.

Directions

From our John Goodwin office in the High Street continue towards the roundabout and take a right turn to go over the bridge onto the A4104 towards the A38. At the roundabout take the third turning onto the A38 towards Tewkesbury and proceed for 2.3 miles after which pull into a service road on your left. Take the road to the left at the end of a service road and the property can be found on the left as indicated by the agents For Sale board.



Services

We have been advised that mains electricity and water are connected to the property. Drainage is by a septic tank. 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

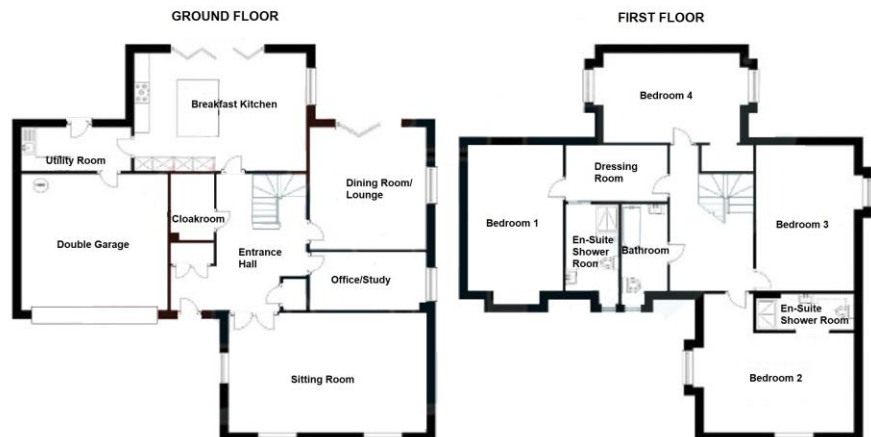
By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

Yet to be assessed

EPC

The EPC rating for this property is B (89).



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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.
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