

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS BEAUTIFULLY PRESENTED GRADE II LISTED BLACK AND WHITE COTTAGE OOZES CHARACTER AND CHARM THROUGHOUT AND HAS BEEN RECENTLY UPDATED TO HIGHLIGHT THE OLD WITH THE NEW WHILST STILL MAINTAINING ITS ELEGANCE AND STYLE. THE PROPERTY OFFERS "BRIGHT AND AIRY" ACCOMMODATION THROUGHOUT TO INCLUDE A MODERN FITTED KITCHEN/DINER, A GOOD SIZED SITTING ROOM WITH A FEATURE FIREPLACE AND PATIO DOORS TO THE PRETTY REAR COTTAGE GARDEN OFFERING A GREAT DEAL OF PRIVACY TO ENTERTAIN ON THE PATIO AREA. THE FOUR BEDROOMS ARE ALL A GOOD SIZE AND ARE SERVICED BY THE MODERN FITTED FAMILY BATHROOM ADDING TO THE APPEAL. FURTHER BENEFITS INCLUDE A UTILITY ROOM, A DOWNSTAIRS SHOWER ROOM AND OFF ROAD PARKING FOR TWO CARS. EPC F.

## The Old Post Office - Guide Price £449,999

16, Severn Stoke, Severn Stoke, Worcestershire, WR8 9JA





# The Old Post Office

## Location & Description

Severn Stoke is a quaint village hosting various amenities and a village Inn. Located within a short driving distance to both Worcester and the riverside town of Upton-upon-Severn. The perfect semi-rural location for a growing family, as it comes under a wide catchment area for schools for families with children, or for those looking to have a quieter life with many great places to visit locally.

The town is approximately 7 miles from Worcester and 2.4 miles from Upton Upon Severn. Great transport links provide access to Junction 1 of the M50 and J7 of the M5. Mainline train stations can be found at Worcester, Malvern and Pershore with direct links to Paddington London.

## Property Description

This Grade II Listed black and white four bedroom cottage is situated in a sought after and picturesque village location with stunning views to the front aspect towards the Malvern Hills over open countryside.

This beautifully presented property oozes character and charm throughout and has been recently updated to highlight the old whilst still maintaining its elegance and style. The "bright and airy" spacious living accommodation on both floors provides a modern fitted kitchen/diner with integral appliances, a feature brick fireplace housing the range style cooker and original clay tiled flooring. The sitting room is a good size and offers patio doors to the rear garden with the brick feature fireplace taking centre stage. A separate utility room and downstairs shower room are an added bonus for potential purchasers. On the first floor landing there is a feature curved banister that leads off to all the good sized bedrooms which are serviced by the modern fitted family bathroom.

A particular feature of this property is the pretty cottage garden with its good level of privacy and raised borders with mature plants and shrubs. The good sized paved patio area provides plenty of space for dining "Al Fresco" and entertaining with family and friends. For the keen gardener there is a garden shed and room for a vegetable garden. Access from the garden to the front of the property through a gate leads to the parking area for two cars.

## Entrance Hall

Solid wooden front door with a small glazed window. Two ceiling lights. New radiator. Decorative panelling lining the walls. Glazed window to side aspect. Stairs up to first floor landing. Doors to the kitchen/diner, utility room, shower room, door to:

## Sitting Room 17'9" Ft (5.4 M) Maximum x 11'11" Ft (3.6 M) Maximum

A wonderful central focal point brick fireplace with electric fire (a real wood burner could be put in by a purchaser). Eight spotlights and two wall lights. New radiator. Solid wooden door with cast iron door furniture. Built in corner unit with shelving above. Dual aspect glazed windows to each side aspect. Half glazed double doors opening out into the garden.





**Kitchen/ Diner 15'5 Ft (4.7 M) Maximum x 9'10" Ft (3.0 M) Maximum**

Nine spotlights and a decorative ceiling light. Large radiator. Glazed dual aspect windows to the front and rear aspects. Fitted with a range of floor and wall mounted units, Quartz counter tops, a ceramic one and a half sink with drainer and chrome mixer tap. Tiled splashbacks above counter tops. Integrated under counter fridge and dishwasher. Severn ring Stoves gas hob and oven in a decorative brick feature fireplace with two further spotlights and extractor fan, tiled splashbacks for the hob. Original clay tiled flooring with an ornate design. Panelling and a solid wooden door from the entrance hall.

**Utility 7'10" Ft (2.4 M) Maximum x 7'1 Ft (2.1 M) Maximum**

Four spotlights. Radiator and single shelf above. Fitted with a range of floor and wall mounted units, laminate wood counter tops, Composite sink with drainer and chrome mixer tap. Space for tall fridge freezer. Space and plumbing for washing machine and dryer. Valliant Boiler located in a tall larder style cupboard. Beige tiled floor. Glazed window to front aspect. Solid wooden door.

**Downstairs WC / Shower Room**

Three spotlights, one wall light. Chrome heated towel rail. Suite comprising of a wall mounted wash basin, low level WC, Shower with tiled surround and glazed folding door panels. Wall mounted corner unit with storage and separate mirror. Glazed window to side aspect. Tiled floor.

**First Floor Landing**

**Master Bedroom 14'4" Ft (4.4 M) Maximum x 13.2 Ft (4.0 M) Maximum**

Five Spotlights. Radiator. Built in wardrobe space and storage into the eaves. Glazed windows to the side and rear aspects. Exposed beams. Feature solid wood door with older styled metal door furniture.



**Bedroom Two 9'10" Ft (3.0 M) Maximum x 9'5" Ft (2.9 M) Maximum**

Ceiling light. New radiator. Space for a double bed and space for storage. Original exposed beams stripped back. Wood laminate flooring. Solid wood door with older styled metal door furniture. Bay window with secondary glazing to the front aspect with far reaching views towards the Malvern hills.

**Bedroom Three 11'1" Ft (3.4 M) Maximum x 7'10" Ft (2.4 M)**

One spotlight and One wall light. Built in wardrobe storage. Radiator. Shelving. Loft hatch. Solid wood door with older styled metal door furniture. Low level glazed window with secondary glazing to the front aspect with far reaching views towards the Malvern hills.



**Bedroom Four 9'10" Ft (3.0 M) Maximum x 7'4" Ft (2.2 M)**

Ceiling light. New radiator. Space for small double bed and for storage. Window to the rear aspect. Solid wood door with older styled metal door furniture.

**Family Bathroom**

Three spotlights. Space for storage. Suite comprising of a bath with shower over and glazed shower screen, low level WC, pedestal wash basin with chrome taps. Chrome heated towel rail. Tiled flooring to the ceiling. Extractor fan. Glazed window to side aspect.

**Outside  
Rear Garden**

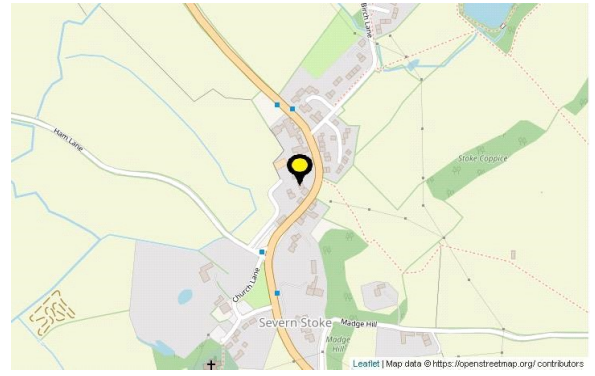
The private mature rear garden consists of steps up to a good sized paved patio area and an area of laid lawn, surrounded by established raised flowerbeds. Storage shed. LPG gas storage tank. Side gated access leading from the driveway. Security light and waterproof sockets.





## Directions

From our John Goodwin office in the High Street, go towards the roundabout and take the second turning over the bridge onto the A4104. Continue along this road until you reach the next roundabout. Take the first exit onto the A38 towards Worcester. Continue along the A38 for one and a half miles until you see the Rose & Crown pub on the left hand side. The property is located just around the bend to the right by one of our for sale boards.



## Services

We have been advised that mains water and electricity services are connected to the property. LPG storage tank also connected to the property. 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

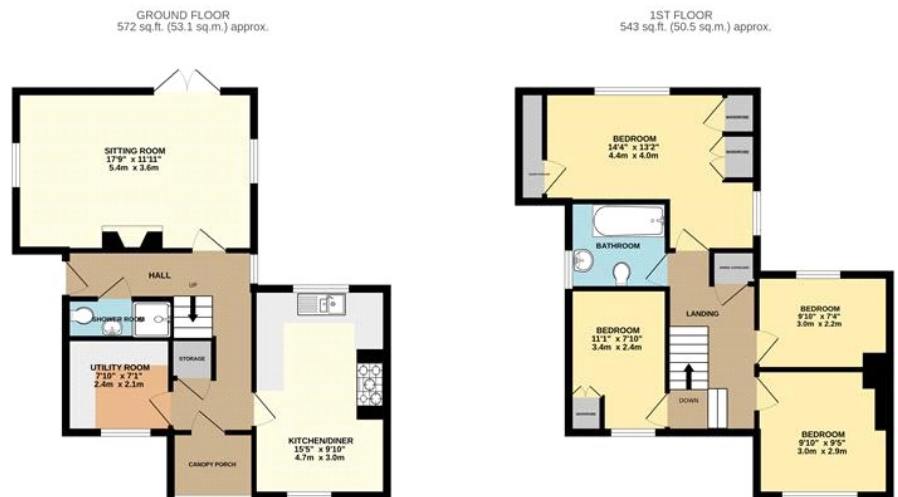
## Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is F.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
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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