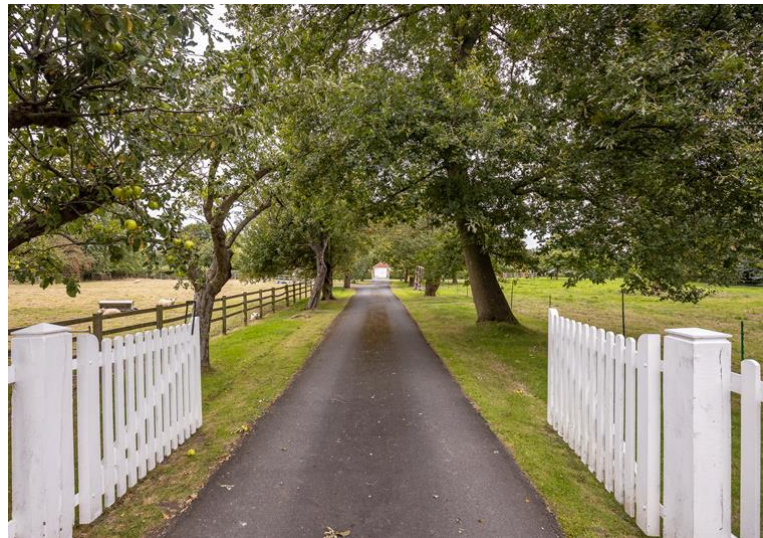


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN HISTORIC AND STRIKING DETACHED COUNTRY HOUSE ORIGINALLY DATING BACK OVER THREE HUNDRED YEARS BUT MORE RECENTLY EXTENDED TO PROVIDE FLEXIBLE FAMILY ACCOMMODATION INCLUDING A HALL, DINING ROOM, LIVING ROOM, SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY/LAUNDRY ROOM, CLOAKROOM WITH WC, FOUR BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM), FAMILY SHOWER ROOM, SEPARATE WC, DOUBLE GARAGE, EXTENSIVE PRIVATE PARKING AND ALMOST TWO AND A HALF ACRES OF GARDEN AND PASTURE. ENERGY RATING F.

Longdon Heath Lodge – Guide Price £825,000

Longdon Heath, Upton upon Severn, WR8 0QZ

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Longdon Heath Lodge

Location & Description

The property enjoys a rural setting close to the hamlet of Newbridge Green and the village of Longdon, approximately two miles south of Upton upon Severn and about five miles from Tewkesbury. Both towns provide a comprehensive range of amenities and fast access to the M50 and M5 motorways. Upton is well known for its summer festivals and lively entertainment as well as its riverside Marina. The larger centres of Worcester and Gloucester are all within easy commuting distance as is Great Malvern and the Malvern Hills. The area is perfect for walkers, cyclists or those who enjoy equestrian pursuits.

Property Description

Longdon Heath Lodge is a charming country home that is believed to originally date back over three hundred years although it was substantially extended in the 1970's. It was originally two cottages and was part of the Ham Court Estate. It has flexible and comfortable contemporary accommodation that does offer scope for further updating and extension.

On the ground floor an entrance hall leads to the dining room, a large living room, a sitting room, kitchen/breakfast room, utility/laundry room and a cloakroom with WC. On the first floor a landing leads to four bedrooms, one of which has its own ensuite shower room. There is also a second family shower room and separate WC. The house has oil fired central heating and was rewired six years ago.

Undoubtedly one of the great strengths of Longdon Heath Lodge is its lovely setting in almost two and a half acres of formal garden and pasture. It has a delightful approach over a long gated driveway which terminates in a small courtyard that provides parking for several vehicles and leads to outbuildings including a double garage, wood shed and former games room.

Ground Floor

Canopy Porch

Hall

Radiator with shelf over, stairs leading to first floor.

Dining Room 4.13m (13ft 4in) x 3.77m (12ft 2in) max

Radiator, recess with integrated display/bookshelving and further shelving to one side. Understairs cupboard, window to front aspect, door leading to lobby (described later). Door also to

Living Room 6.82m (22ft) x 4.65m (15ft) max

The focal point of this room is a fireplace with raised stone hearth, grate and steel canopy above. Fitted bookcase, two radiators (one with shelf over), three windows to front and rear aspects and pair of glazed doors to side aspect leading into garden.

Sitting Room 5.32m (17ft 2in) x 3.77m (12ft 2in)

The focal point of this room is an inglenook style fireplace (not in use). Radiator, two windows to front aspect and door to

Kitchen/Breakfast Room 4.34m (14ft) x 3.25m (10ft 6in) max





Oil fired AGA, floor and eye level cupboards with worksurfaces, integrated single drainer stainless steel sink, two windows to rear aspect, open wall shelving, understairs cupboard, extractor fan, door to lobby (described later) and door to

Utility/Laundry Room 3.18m (10ft 3in) x 2.40m (7ft 9in)

Double drainer stainless steel sink with mixer tap, fitted drawers and worksurfaces, window to rear aspect, oil fired central heating boiler (installed approximately 3 years ago). Door leading outside.

NOTE

It should be noted that a number of white goods in the kitchen and utility room will remain with the property including a dishwasher, washing machine, tumble dryer and fridge.

Lobby

Door to larder (with window and shelving). Door also to

Rear Hall/Lobby 2.06m (6ft 8in) x 1.37m (4ft 5in)

Coathooks and corner shelving. Door to

Cloakroom

Close coupled WC, pedestal wash basin with mirrored cabinet above, towel rail, radiator and window.

First Floor

Landing 6.51m (21ft) x 2.53m (8ft 2in) max

A spacious landing with radiator, overhead roof light, airing cupboard with slatted shelving, copper cylinder. Two windows to rear aspect, large built-in linen cupboard, access to roof space, doors to inner landing (described later) and further doors to

Bedroom 4.06m (13ft 1in) x 3.82m (12ft 4in)

Radiator, window to front aspect.

Bedroom 4.06m (13ft 1in) x 3.82m (12ft 4in) max

including built-in wardrobe and shelving. Radiator, two windows to front aspect.

Shower Room 3.10m (10ft) x 1.42m (4ft 7in)

Tiled shower cubicle, close coupled WC, pedestal wash basin with shelf, mirror and fluorescent shaving light above. Wall mounted heater, radiator, towel rail, recessed shelving and window to rear aspect.

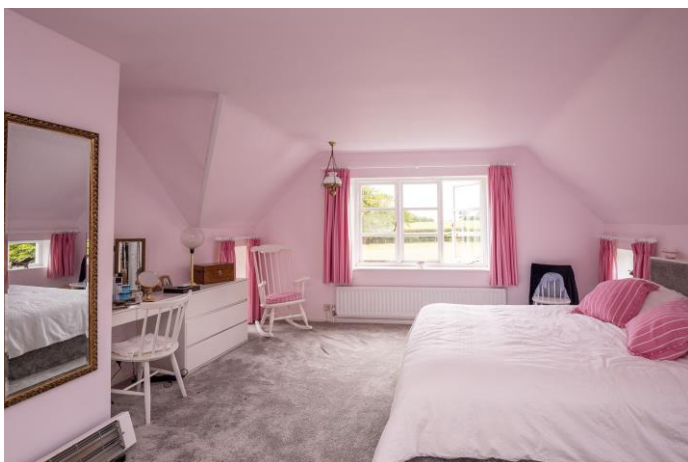
Inner Landing

Bedroom 2.27m (7ft 4in) x 1.55m (5ft)

A very small children's bedroom or box room/office with fitted desk, drawers and shelving. Radiator and window to rear aspect.

Separate WC

Close coupled suite, radiator, wash basin and window.



Bedroom 6.20m (20ft) x 4.65m (15ft) min

This is the master suite which has two radiators, built-in double wardrobe and shelving. Two further wardrobes (in recess) will also remain. Four windows to front and side aspects, access to roof space. Included in the sale is a fitted chest of drawers with dressing table shelf. There is also a fitted bed base. Door to

En-suite Shower Room 2.27m (7ft 4in) x 2.32m (7ft 6in) max

Half tiled and recently installed with a large walk-in shower, vanity wash basin with mirrored cabinet above, heated towel rail, radiator and two windows.

Outside Longdon Heath Lodge enjoys a lovely gated approach on to a long tree lined tarmac driveway that terminates in a small walled courtyard/turning area which leads to a number of outbuildings. These include a

Double Garage 5.01m (16ft 2in) x 4.65m (15ft) With light and window. To the side of the garage is a small WORKSHOP 11' x 9' of timber construction and WOODSHED 11'2 x 8' of brick construction. Behind the garage is a larger former GAMES ROOM 15'8 x 9'8 of timber construction with stable style door and three windows. EXTERNAL TOILET with close coupled WC and wash basin.

To each side of the main driveway and in front of the house itself are two large fenced areas of pasture/paddock. These are separated by a series of low brick walls which enclose the formal garden that surrounds the property itself. This is mainly laid to level lawns with well established borders, trees and hedged boundaries. There is also a large flagstone terrace/seating area and a hexagonal SUMMER HOUSE. The facade of the house itself also supports a number of attractive climbers including Rose, Honeysuckle and Ivy. At strategic points there is external lighting and an outside tap.

At the far end of the rear garden is a large pond. Though not belonging to Longdon Heath Lodge has over the years provided a lovely backdrop to the house.

NOTE

It should be noted that there is a public footpath which passes behind the hedge at the front of the house. This lies within the grounds belonging to the property. It is only infrequently used.



Directions

From Upton upon Severn proceed south along Old Street, leaving the town and proceeding uphill past the medical centre on your right hand side. After a few hundred yards at the top of the hill turn left onto the B4211 towards Longdon. Follow this route for a short distance past the Drum and Monkey on your right hand side. Continue for approximately quarter of a mile before taking the first turn to the left signed Queenhill. Longdon Heath Lodge is the first property on the left hand side after no more than 300 yards. It is easily identified by its white fencing and gated approach.



Services

We have been advised that mains water, electricity and drainage are connected to the property. Central heating is provided by way an oil fired boiler. 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 formerly 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

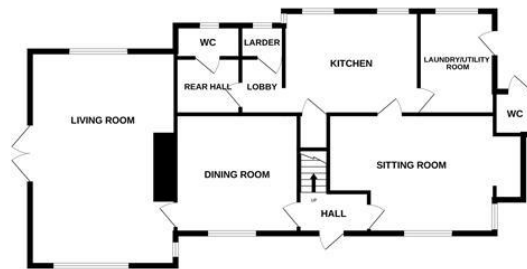
COUNCIL TAX BAND "F"

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

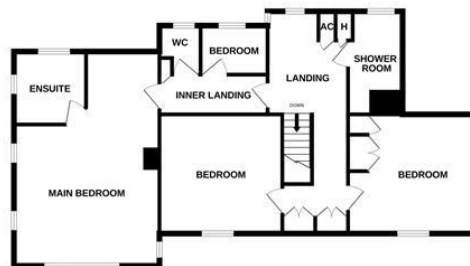
EPC

The EPC rating for this property is F (38).

GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
970 sq.ft. (90.2 sq.m.) approx.



LONGDON HEATH LODGE
TOTAL FLOOR AREA: 2057 sq.ft. (191.1 sq.m.) approx.
Whilst every attempt 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 guidance 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 is given as to their operation or efficiency. See also the EPC for further information.
Made with MapInfo 12.0.01



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