

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN HISTORIC DETACHED LATE 18TH CENTURY VILLAGE HOUSE OFFERING SUBSTANTIAL EIGHT BEDROOMED ACCOMMODATION (OVER 3700 SQ.FT) IN NEED OF RENOVATION AND REFURBISHMENT AND SET IN MATURE GROUNDS. ENERGY RATING "F"

The Vicarage - Guide Price £750,000

Longdon, Upton upon Severn, Nr Tewkesbury, GL20 6AT

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The Vicarage

Location & Description

The village of Longdon is situated on the Gloucestershire border with Worcestershire approximately four miles south of Upton upon Severn and just six miles east of Tewkesbury. Tewkesbury provides a comprehensive range of amenities, whilst Cheltenham, Malvern and Worcester which are all within easy striking distance provide more extensive shopping and cultural facilities as well as a choice of excellent independent and state schools including the nearby Bredon School. Sport is well catered for with National Hunt Racing at Cheltenham, Worcester and Stratford upon Avon.

Transport communications are excellent. Junction 1 of the M50 and Junctions 8 and 9 of the M5 are all within immediate driving distance and provide direct links to the Midlands, South West, South Wales and London. There are mainline railway stations in Worcester, Cheltenham, Gloucester and nearby Malvern.

Property Description

The Vicarage stands in mature grounds in the centre of the village, almost opposite St Mary's Church. Originally believed to date back to the late 1700's this substantial home offers extremely generous accommodation (extending to approximately 3724 sq.ft) over four floors including cellarage. Sadly only limited investment and maintenance has been made and carried out to the property in recent years with the result that it now requires significant renovation and refurbishment. It does however present a blank canvass for imaginative buyers to create a striking contemporary home for the future.

On the ground floor a large reception hall leads to a cloakroom with WC, three reception rooms, a kitchen/breakfast room, a small utility room and a walk-in pantry. At first floor level there are four bedrooms, a bathroom and separate WC. On the second floor there are a series of linked rooms including four more bedrooms.

Outside a circular tarmac "in and out" driveway provides access and parking for the house. This is surrounded by a number of impressive trees and leads via a gated approach to the rear of the house where there is a covered courtyard, off which are three small stores/outbuildings. The main gardens lie to the front of the property and are laid to lawn and rough grass with mature trees and shrubs and a view over an adjacent field.

Ground Floor

Enclosed Entrance Porch

Glazed to three aspects with part glazed entrance door and solid inner door to

Reception Hall

Two radiators, stairs leading to first floor, double glazed window to rear aspect, glazed door leading to rear hall (described later).

Dining Room 4.23m (13ft 8in) x 3.72m (12ft)

Sealed fireplace, fitted bookshelving, sash bay window to front aspect with radiator below.

Office 4.23m (13ft 8in) x 3.72m (12ft)

Sealed fireplace, fitted bookshelving, sash bay window to front aspect with radiator below.

Cloakroom

Close coupled WC, wash basin, radiator, coathooks and double glazed window.

Living Room 5.52m (17ft 10in) x 5.27m (17ft)

Fireplace with tiled surround, mantel and tiled hearth supporting woodburner. Fitted bookshelving, double glazed doors leading into garden, pair of sash bay windows to front aspect with radiators below each.

Rear Hall

Radiator, double glazed window to rear aspect, part glazed door leading into courtyard.

Kitchen/Breakfast Room 4.49m (14ft 6in) max (11' min) x 3.92m (12ft 8in)

Floor and eye level cupboards with tiled surrounds and integrated one and a half bowl single drainer stainless steel sink with mixer tap. Space for cooker with stainless steel extractor canopy above. Radiator, double glazed window to side aspect and door leading to

Larder/Pantry 2.17m (7ft) x 1.86m (6ft)

Fitted Shelving and double glazed window.





Utility/Laundry Room 2.11m (6ft 10in) x 1.68m (5ft 5in) max
Double glazed window, door to

Cellar

Oil fired central heating boiler and light.
First Floor

Landing

On two levels with radiator, sash window to front aspect and two double glazed windows to rear aspect.

Bedroom 1 5.89m (19ft) x 4.99m (16ft 1in) max

Three radiators, two sash windows to front and side aspects. Wash basin.

Bedroom 2 5.42m (17ft 6in) x 4.90m (15ft 10in) max

Radiator, wash basin, sash windows to front and side aspects.

Bedroom 3 4.28m (13ft 10in) x 3.77m (12ft 2in) max

Radiator, sealed fireplace and sash window to front aspect.

Bedroom 4 5.52m (17ft 10in) x 3.35m (10ft 10in) max

as this room is of an irregular shape. Radiator, double glazed windows to rear and side aspects.

Bathroom

Panelled bath with tiled surround, shower over and shower screen. Wash basin with mirror and shaver point above, radiator, heated towel rail, wall mounted heater, double glazed window to rear aspect. Built in airing cupboard with factory lagged cylinder, slatted shelving and immersion heater.

Separate WC

Close coupled suite and double glazed window.
Second Floor

Landing

Sash window to front aspect.

This floor consists of a number of interlinking rooms (some with sloping ceilings) described as follows:

Study Area 3.46m (11ft 2in) x 2.48m (8ft)

A through room leading to bedrooms five and seven.

Bedroom 5 4.96m (16ft) x 3.82m (12ft 4in) max Sloping ceiling. Fitted bookshelving, double glazed window to rear aspect and sash window to side aspect.

Bedroom 6 4.54m (14ft 8in) x 3.54m (11ft 5in) min excluding large sash bay window to front aspect. Sash window to side aspect.

Bedroom 7 4.26m (13ft 9in) x 2.48m (8ft) max

Sloping ceiling. Sash window to side aspect.

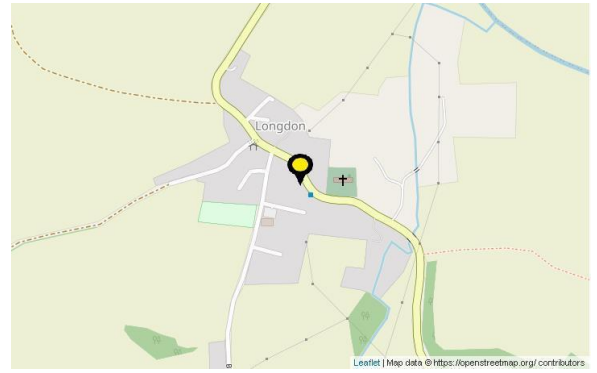
Bedroom 8 3.77m (12ft 2in) x 3.51m (11ft 4in) A through room linking the landing to bedroom 6. Sash window to front aspect. Double glazed window to rear aspect.

Outside The Property is approached over a long "in and out" circular driveway that provides parking for several vehicles. The driveway is flanked by raised lawns, bordered by shrubs and some very impressive and mature trees. A gated entrance off the driveway leads to the rear of the house where there is a large covered courtyard and off which there are three small brick built outbuildings/stores. Here also is an outside tap. The remainder of the garden lies to the front and side of the house and is mainly laid to a large lawn that leads to a lower level where there is a rough grassed area with fruit trees. This area of the grounds is enclosed by mature trees and shrubs and there is a view from a paved seating area across an open field.



Directions

From Upton upon Severn proceed south along Old Street, leaving the town and proceeding uphill past Upton Surgery 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 almost two miles into the village of Longdon. In the centre of the village you will notice St Mary's Church on your left hand side. The driveway to The Vicarage is opposite the church on the right hand side just after a large Cedar tree and white railings.



Services

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

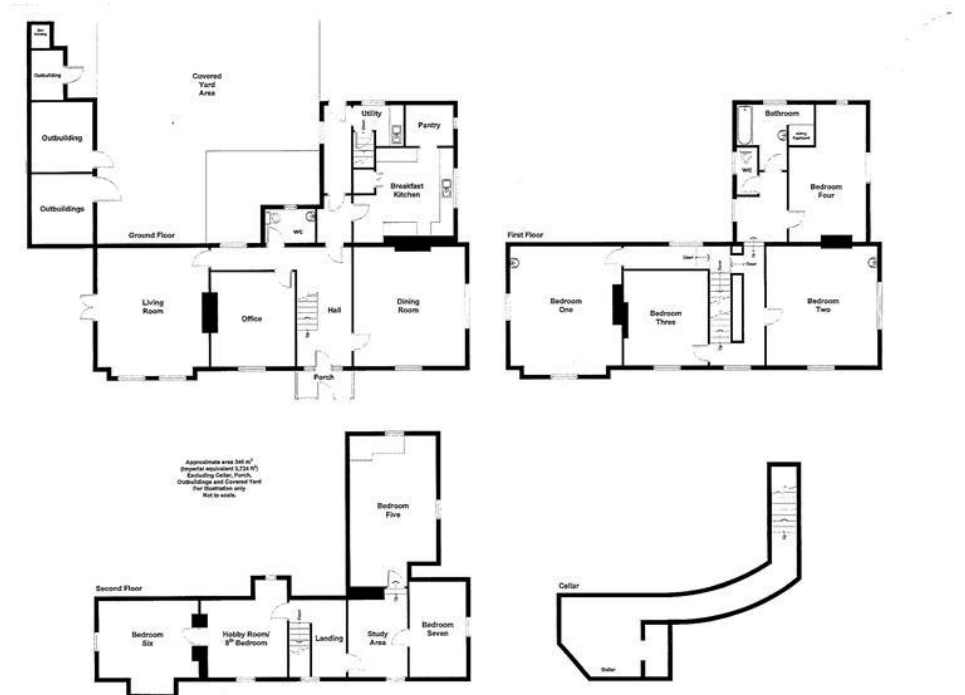
Council Tax

COUNCIL TAX BAND "G"

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 (36).



Upton Office
01684 593125

9 High Street, WR8 0HJ
upton@johngoodwin.co.uk

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