

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Deceptively Spacious And Well Proportioned, Five Bedroomed, Period Property Ideal For Family Living And Situated In A Popular Village Location. Energy Rating "E" NO CHAIN

Severn Stoke – Guide Price £529,950

45 Severn Stoke, Worcestershire, WR8 9JA



45 Severn Stoke

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

45 Severn Stoke is a period property which has been extended to create light and airy accommodation with well proportioned and spacious rooms set over three floors including cellarge. The property itself retains many of its period characteristics and charm and is a wonderful living environment.

The property is initially approached via a pedestrian path past the hardstanding and stone chipped foregarden. The wooden front door opens to the accommodation which is in excess of 2200 sq.ft and benefits from gas central heating.

There is ample off road parking to both sides of the house as well as an enclosed garden.

The accommodation in more details comprises:

Entrance Porch

The front door is positioned under a pitched slate roof. Glazed windows and tiled floor. Wooden facade captulates a pine door that opens to

Reception Hall

Beautiful wooden open balustraded staircase to first floor. Already the period characteristics of this property can be enjoyed with stripped period doors with wooden corning, one of which opens through to the inner hall (described later). Red brick tiled floor flow through to dining room (described later) whilst a further door opens to

Sitting Room 3.82m (12ft 4in) x 3.97m (12ft 10in)

Positioned to the front of the property and having a glazed sash window. Ceiling light point and radiator. Wood burning stove set into an exposed brick fireplace.

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

Also positioned to the front of the property and enjoying a glazed sash window and exposed ceiling timber. Set into a brick fireplace is a solid fuel stove. Radiator and quarry tiled floor that flows through a doorway into

Kitchen 2.14m (6ft 11in) x 4.08m (13ft 2in)

Offering a range of cupboard and drawer base units with a beautiful wooden worktop over, set into which is a Belfast sink with mixer tap. Dual aspect double glazed windows. Space and connection point for electric range cooker with gas hobs set into fireplace with wooden surround and mantel. Space for full height fridge freezer, inset ceiling spotlights, exposed ceiling timbers and exposed brick walls to all sides. Door to

Inner Hall

Door with stairs descending to cellarge, radiator, tiled floor. Wooden stable door giving pedestrian access to outside and doors to

Snug 3.35m (10ft 10in) x 4.00m (12ft 11in)

Double glazed window to side gives glimpses of the Malvern Hills. Exposed ceiling timbers complete with hanging hooks. Ceiling light point, radiator and quarry tiled floor.

Utility 2.76m (8ft 11in) x 3.80m (12ft 3in)

Having a wooden stable door giving access to the left hand parking area. Fitted with a range of base units with roll edged worktop over and stainless steel sink under a obscured double glazed window. Tiled floor, radiator, inset ceiling spotlights, undercounter space and connection point for washing machine. Electric cooker connection point. This area could, if desired, be





used as an additional kitchen area if an annexe was created to the rear of the house for a dependent relative.

Shower Room

Fitted with a white low level WC, wall mounted wash hand basin, shower enclosure with electric shower over, obscured double glazed window to rear, inset ceiling spotlights, wall mounted extractor fan, radiator and tiled floor.
First Floor

Landing

Exposed ceiling timbers, access to loft space and glazed sash window to front. Radiator, useful airing cupboard with shelving and radiator, exposed floorboards and doors opening to

Bedroom 1 3.82m (12ft 4in) max x 4.18m (13ft 6in) max

A generous double bedroom positioned to the front of the property with a glazed sash window. Exposed ceiling timbers and a beautiful period cast iron grate with wooden surround. Radiator, ceiling light point and built in wardrobe with drawers under.

Bedroom 2 3.82m (12ft 4in) max x 3.97m (12ft 10in)

Glazed sash window to front, exposed ceiling timbers, ceiling light point, fitted double wardrobe with drawers under, cast iron grate with wooden surround. Exposed floorboards and radiator.

Bedroom 3 3.38m (10ft 11in) x 4.00m (12ft 11in)

A further double bedroom with double glazed window giving views to the Malvern Hills. Ceiling light point, exposed ceiling timbers, radiator and ceiling light point.

Bedroom 4 3.38m (10ft 11in) x 3.10m (10ft)

Double bedroom with double glazed window to side, ceiling light point, exposed ceiling timbers, radiator and stripped floorboards.

Bathroom

Fitted with a white low level WC and Victorian style pedestal wash hand basin with roll edged bath with mixer tap and shower head fitment. Tiled splashbacks, radiator, double glazed Velux skylight, ceiling mounted extractor fan, inset ceiling spotlights. Wall mounted gas fired boiler.

Shower Room

Fitted with a white low level WC and pedestal wash hand basin with walk-in shower with electric shower over. Obscured double glazed window to side, inset ceiling spotlights, tiled splashbacks, well mounted shaver point and radiator.

Bedroom 5 2.76m (8ft 11in) x 3.51m (11ft 4in) max

Two double glazed Velux skylights to rear, obscure double glazed window to side, inset ceiling spotlights and radiator.

Cellarage

Stairs descend from the inner hall and lead to three rooms. The first of which is

Cellar Room 1 3.59m (11ft 7in) max x 1.75m (5ft 8in)

Radiator, light point and entrance to

Cellar Room 2 3.56m (11ft 6in) x 3.90m (12ft 7in)

Double glazed window to side, inset ceiling spotlights and radiator.

Cellar Room 3 3.61m (11ft 8in) x 3.92m (12ft 8in) of limited headroom with double glazed window to side, wall light point and radiator.

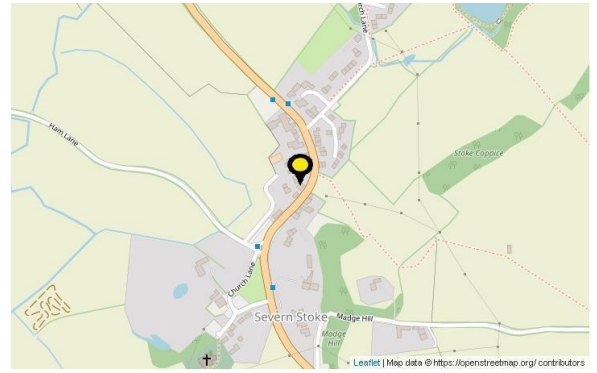
These three rooms create additional accommodation to the main house and are ideal as office space or playrooms. The current owner has had these rooms tanked and there is also an automatic sump pump.

Outside To the right of the property is a gravelled parking area set back from the road behind a five bar gate. Outside water tap and light points. Steps lead up to the enclosed garden with lawn and flower beds with a further raised paved seating area with planted bed behind. The garden is enclosed by a fenced perimeter and benefits from a wooden **SHED**. To the left of the property is a further tandem driveway allowing parking for vehicles.

Driveways on both sides of the property are owned/included in sale with 2nd driveway suitable for three cars to park (six car spaces in total).

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 left as indicated by one of our for sale boards.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Central Heating is provided via a LPG boiler with sunken 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 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 E (43).



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