

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY LOCATED AND DECEPTIVELY SPACIOUS GRADE II LISTED PERIOD TOWNHOUSE SITUATED IN THE HEART OF THE RIVERSIDE TOWN OF UPTON UPON SEVERN AND BOASTING BEAUTIFUL CHARACTER AND CHARM WITH SPACIOUS AND VERSATILE ACCOMMODATION SET OVER THREE FLOORS.**

## September Cottage – Guide Price £250,000

23 Dunns Lane, Upton upon Severn, Worcestershire, WR8 0HZ

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# September Cottage

## Location & Description

Located in the centre of the historic and bustling town of Upton upon Severn, and has access to a wide range of amenities including shops, Post Office, educational facilities, health centre, dentist, churches, petrol station and pubs.

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

## Property Description

September Cottage is a wonderfully located former fisherman's cottage located in the heart of Upton upon Severn and is believed to date back to the 16th century. The property offers a wonderful opportunity to purchase a lovely period building that offers deceptively spacious and well proportioned accommodation in excess of 2100 sq. ft, set over three floors and benefitting from gas central heating and many original period features.

This property is a hidden gem and one that does require an internal viewing to fully appreciate the period character and charm of this dwelling.

Initially approached through a wooden front door the reception hall is a welcoming environment at the centre of the ground floor and has stairs rising to the first floor and a useful understairs recess. From here doors open to the principal reception rooms, the pinnacle of which is a wonderful and generous living room with dual aspect windows, high ceiling with exposed trusses that form the centre piece of this room. The ground floor is further complemented by a lounge/snug positioned at the front of the house and having a feature fireplace. This room could also be used as a home office, studio or dining room as it is filled with natural light through two glazed windows.

A dining kitchen fitted with a range of floor and wall units with ample work surface space and connection points for kitchen appliances as well as space for a dining table. All three rooms are complemented by modern central heating radiators and this is the theme throughout the property.

To the first floor a landing benefits from a cloakroom and stairs rise up to the second floor. Access can be gained





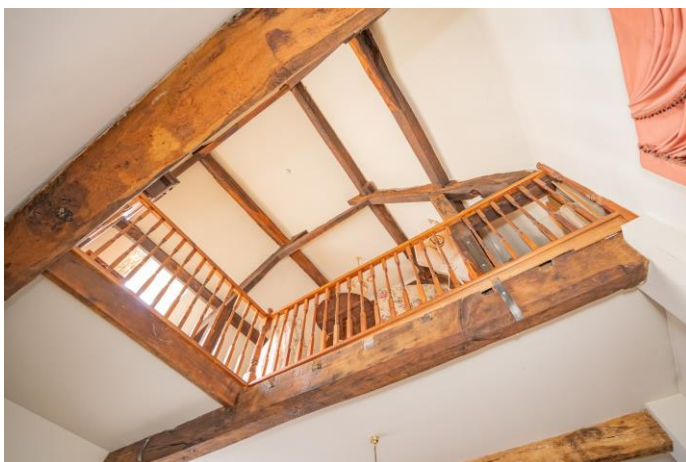
into the good size master bedroom that has beautiful exposed timbers and a further double bedroom with en-suite shower room. The mezzanine floor is set over the living room having a beautiful half vaulted ceiling and exposed wall and ceiling timbers. This is a versatile space currently set up as a bedroom with en-suite shower room.

To the second floor there are two further generous double bedrooms, the larger has a dual aspect, which from the rear offers superb views across the River Severn to East Waterside. This room enjoys a half vaulted ceiling with fabulous exposed timbers. These bedrooms are serviced and complemented by the main bathroom.

There could be the potential for a rented car parking space close to the property via a third party but this would have to be checked at the time of asking.



Living Room	28'3 x 15'8
Sitting Room/Dining Room	16'3 x 11'7 max
Breakfast Kitchen	16'10 x 9'10
Bedroom 1	16'8 max x 12'4 max
Bedroom 2	11'3 x 8'10
Mezzanine Bedroom	27'11 max x 16'6 max
Bedroom 4	17'8 max x 16'9 max
Bedroom 5	10'7 max x 9'6 max



## Directions

From the agents office in Upton turn right and proceed right towards the river. Turn right into Dunns Lane where the property will be found after a short distance on the left hand side as indicated by the agent For Sale board and opposite the turning into Severn Drive.



## Services

We have been advised that gas, electricity, water and drainage are 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 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

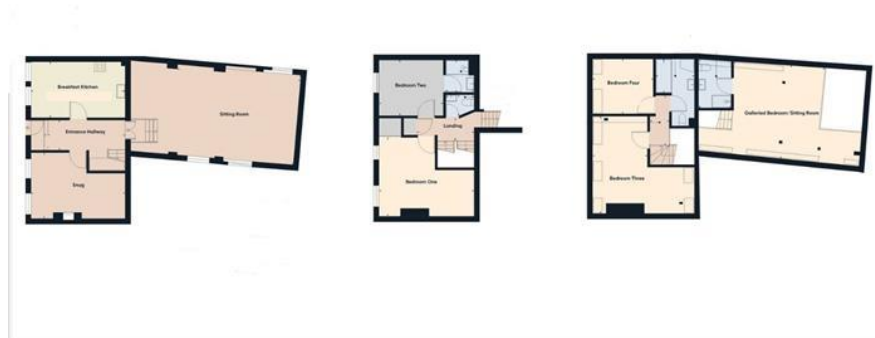
## Council Tax

COUNCIL TAX BAND "E"

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

## EPC

The property is Grade II Listed and is not required to have an Energy Performance Certificate



### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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 leasees 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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



**Upton Office**  
**01684 593125**  
9 High Street, WR8 0HJ  
**01684 593125**

