

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



ONLY ONE REMAINING - A BRAND NEW SPACIOUS FOUR DOUBLE BEDROOMED DETACHED HOUSE FINISHED TO AN EXCEPTIONALLY HIGH SPECIFICATION AND FINISH OF FIXTURES IN EXCESS OF 2200 SQUARE FEET OFFERING LIGHT AN AIRY ACCOMMODATION FOR FLEXIBLE LIVING. AIR SOURCE HEAT PUMP AND ZONED HEATING, AMPLE PARKING, INTEGRAL GARAGE AND ENCLOSED REAR GARDEN. ENERGY RATING B. NO CHAIN

Woodbarn House - Guide Price £600,000

Stratford Bridge, Tewkesbury, Worcestershire, GL20 6HE

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Woodbarn House

Location & Description

Located close to both Tewkesbury and the historic riverside town of Upton upon Severn. The riverside town of Upton upon Severn which offers a range of amenities including Spa and Co-op supermarkets, independent shops, eateries, public houses, a health centre and other community facilities. Further and more extensive facilities are available in the city of Worcester or nearby towns of Great Malvern and Tewkesbury.

Transport communications are excellent with mainline railway station in Malvern or Worcester providing direct links to London, Birmingham, Hereford and South Wales alongside the recently opened Parkway station near Kempsey. Junction 1 of the M50 motorway is just outside Upton upon Severn bringing the Midlands, south west and south Wales into an easy commute.

Educational needs are well catered for at primary and secondary level in both the public and private sectors.

Property Description

Designed and built by Barnwood Construction Ltd to a high standard and specification.

The house is initially approached via a resin driveway that allows for ample parking with additional gravel parking in front of the property and flanked by a Laurel hedge. The driveway gives access to an integral single garage with light points to either side.

A composite front door with chrome fittings and obscure double glazed panel side panel opens to the accommodation which is in excess of 2200 sq. feet and offering flexible and versatile accommodation with zoned air source heating, central heating and double glazing.

The accommodation in more detail comprises:

Reception Hall 5.30m (17ft 1in) x 5.01m (16ft 2in)

Beautiful oak and glass balustraded returning staircase to first floor with useful understairs storage. Inset LED downlighters. Useful cloaks cupboard and oak veneered doors opening to all principal rooms including

Cloakroom

Modern white low level WC, wall mounted wash hand basin with mixer tap. Tiled floor. Inset LED downlighters, underfloor heating control point and wall mounted extractor fan.

Sitting Room 4.47m (14ft 5in) x 5.01m (16ft 2in)

A dual aspect and generous room with double glazed windows to front and side, inset LED downlighters. Underfloor heating control panel. TV aerial point.

Study 2.17m (7ft) x 3.38m (10ft 11in)

Double glazed window to side, inset downlighters, wall mounted zone heating control point.

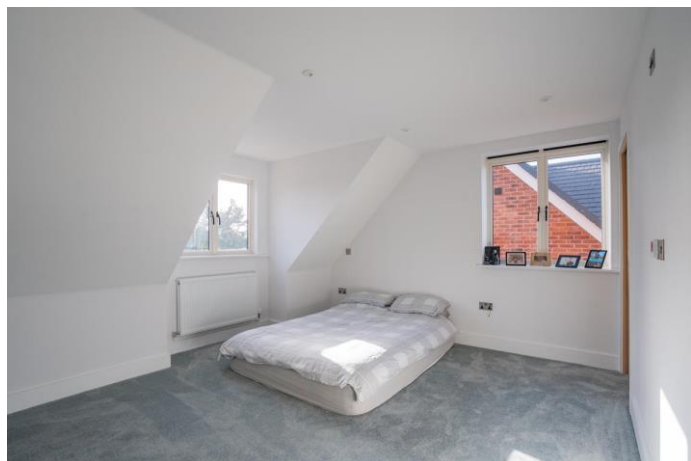
Dining Room 5.76m (18ft 7in) x 3.28m (10ft 7in)

A flexible space situated close to the kitchen. Double glazed b-fold doors overlooking and opening to the garden. Further double glazed window to side. Zoned underfloor heating control point and LED downlighters.

Breakfast Kitchen 4.23m (13ft 8in) x 5.94m (19ft 2in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units with LED downlighters. Within this room is a beautiful island with one and a half bowl sink unit with mixer tap set into the worktop with fitted cupboards under and two light points over. Range of luxury integrated appliances including an AEG electric **INDUCTION HOB** with glass splashback and extractor over. **AEG DOUBLE OVEN**. set between the full height **FRIDGE** and separate **FREEZER**. Integrated **AEG DISHWASHER**. A tiled floor flows throughout this area into the dining space with LED downlighters. Internal door to garage (described





later). Bank of double glazed bi-fold doors overlook the rear garden. and door to

Utility Room 1.39m (4ft 6in) x 1.86m (6ft)

Double glazed pedestrian door, base unit with worktop over and Zanussi **WASHING MACHINE**. Inset ceiling downlighters, wall mounted extractor fan and continued tiled flooring.

First Floor

Landing

Two electrically operated double glazed Velux skylights, radiator, LED downlighters, access to loft space and oak veneered door to

Master Bedroom 4.88m (15ft 9in) x 3.90m (12ft 7in)

A dual aspect and spacious double bedroom with double glazed window to front and double glazed dormer to side. Inset LED downlighters, radiator. Entrance to

Dressing Area 1.86m (6ft) x 1.63m (5ft 3in)

Where fitted wardrobes could be installed. Inset LED downlighter and door to

En-suite

Fitted with white low level WC, vanity wash and basin with mixer tap and drawer under. Walk-in corner shower enclosure with thermostatically controlled rainfall shower over. with hand held unit. Wall mounted shaver point and chrome heated towel rail. Electrically operated double glazed Velux skylight. LED downlighters, ceiling counted extractor fan and tiled floor and splashbacks.

Bedroom 2 3.80m (12ft 3in) x 4.57m (14ft 9in)

A dual aspect room with double glazed window to side and double glazed dormer window to front. LED downlighters, radiator, built-in wardrobe. Thermostat control point. Sliding door to

En-suite

Fitted with a white low level WC, vanity wash hand basin with mixer tap and drawer under. Shave point and chrome heated towel rail. Walk-in shower enclosure with thermostatically controlled rainfall style shower over with hand held unit. Tiled floor and splashbacks. Inset LED downlighters.

Bedroom 3 5.71m (18ft 5in) x 3.64m (11ft 9in)

Double glazed dormer window to rear, inset LED downlighters, useful recess where wardrobes could be installed. Radiator.

Bedroom 4 3.23m (10ft 5in) x 4.44m (14ft 4in)

Double glazed window to rear. The last of four double bedrooms with LED downlighters, radiator and useful recess where wardrobes could be installed.

Family Bathroom

White low level WC, vanity wash hand basin with mixer tap and drawer under. Spa bath with thermostatically controlled hand held shower over. Electrically operated double glazed Velux skylight. Chrome heated towel rail. Mirrored cabinet over sink, shaver point, tiled floor and splashbacks. LED downlighters. Extractor fan.

Outside

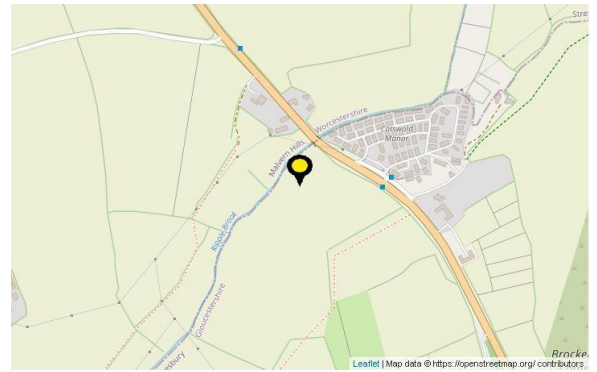
A paved patio area extends away from the house to a well proportioned garden. Pedestrian access to front. The remaining garden is mainly laid to lawn and has an outside tap and light points.

Single Garage 5.35m (17ft 3in) x 2.76m (8ft 11in)

Having electrically operated up and over door to front, light and power. Floor mounted pressurised hot water cylinder with controls.

Directions

From our John Goodwin office in the High Street continue towards the roundabout and take a right turn to go over the bridge onto the A4104 towards the A38. At the roundabout take the third turning onto the A38 towards Tewkesbury and proceed for 2.3 miles after which pull into a service road on your left. Take the road to the left at the end of a service road and the property can be found on the left as indicated by the agents For Sale board.



Services

We have been advised that mains electricity and water are connected to the property. Drainage is to a septic tank with bio-disc digester. Heating is provided by an air source heat pump. 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

Yet to be assessed

EPC

The EPC rating for this property is B (88).



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EST. 1981

Upton Office
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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 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.