

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



FINISHED TO A HIGH STANDARD A WONDERFUL EXTENDED COTTAGE COMPLETE WITH A DETACHED SELF-CONTAINED ANNEXE BOTH WITH PRIVATE OUTDOOR SPACE. GROVE COTTAGE EPC RATING "C". THE OLD FORGE EPC RATINGS "C" NO CHAIN

Grove Cottage - Guide Price £835,000

Baughton, Worcestershire, WR8 9DQ

 6  3  5



Grove Cottage

Location & Description

The property is situated in the village of Baughton, approximately 2 miles from the historic riverside town of Upton upon Severn.

Upton serves a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year and is located 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 including the new Worcester Parkway and Malvern.

Property Description

A six bedroom, five bathroom family home perfect for multi-generational living. Grove Cottage is a wonderful example of a period extended four bedroom cottage which comes complete with its own detached self-contained two bedroomed annexe ideal for dependent family members, teenagers or to be used as a holiday let/Airbnb.

A gravelled driveway leads past the initial detached annexe named The Old Forge to the wooden electric gates opening to a gravel driveway allowing ample parking for vehicles and giving access to the detached garage which has been divided into a home gym and garden store. From the driveway a gravel path leads past the beautiful rose planted beds to the decked patio which surrounds the cottage to two sides and makes for a lovely sitting area where the grounds of this property can be enjoyed. The front door opens to the living accommodation which has undergone a programme of refurbishment by the current owners who purchased the property approximately thirteen years ago and it now offers versatile and spacious accommodation set over two floors in excess of 2,000 square foot with an additional 1,000 square foot available in the detached annexe and gym.

A lot of care, time and attention as well money has been spent on the high specification which has been well thought out and makes for a pleasant living environment creating a blend of character and charm coupled with the amenities of modern day living. As part of this refurbishment programme many of the rooms are serviced by air conditioning and money has been spent on the upgrading of the double glazing which was installed by Everest with beautiful ornate handles in keeping with the character of this property. This idyllic looking cottage comes complete with a full alarm and CCTV system.

The original cottage is believed to date back to the 1600's with a previous owner extending the property in 2007. It was originally believed to be the Blacksmiths Cottage with the annexe being the Old Forge being serviced by the beautiful fully functioning well in the rear garden.

Grove Cottage offers a welcoming porch with a hand crafted built-in storage and solid oak stable door. The natural stone floor flows through the solid oak door, a feature throughout the property, into the Reception Hallway which is a welcoming space and from where the dual aspect Sitting Room with double doors open on to the decked seating area. A focal of this room is the handcrafted sandstone fireplace. In the centre of the house is an open plan Living Dining Kitchen area ideal for family living with the kitchen





space having hand crafted wooden base units with granite worktops over with a Belfast style sink set into the worktop with a Quooker tap and sink digester waste disposal. There is a range of integrated appliances including a full height **FRIDGE, FREEZER, COOKER** and **DISHWASHER**. The natural stone flooring flows throughout this area and through into the dining space with a range of hand crafted dresser style units with display cabinets and a pedestrian door gives access to the rear. This open plan area is completed by the Snug with solid oak flooring having a dual aspect and door leading to Bedroom 4 which is a versatile and flexible space affording its own En-Suite fitted with a modern style suite including a beautiful Victorian style slipper bath and Karndean flooring. Completing the ground floor area is the useful Utility Room and Cloakroom.



To the first floor the Master Bedroom has a walk-in wardrobe and is beautifully proportioned. Within the room steps lead up to a deep jacuzzi spa bath set into the dormer and a full en-suite shower room. Completing the first floor are two further bedrooms with a range of fitted wardrobes complimented and serviced by a refitted Family Shower Room with a luxurious suite.

Outside the main property the initial space is given over to parking with a main lawn with mature fruit trees and beautiful beds planted with a variety of roses. There is feature well and the grass continues to the left hand side of the property giving access to the home office/studio and a further decked area directly outside the double doors for the sitting room and is a wonderful sun trap in the late afternoon. Within the grounds is a large building which was originally the double garage but is now used as a large home gym with store.



The Old Forge is a detached single storey bungalow ideal for a dependant relative or family member, teenager suite or could be used as an Airbnb/holiday let or even as a home office. As with Grove Cottage the Old Forge has undergone an extensive programme of refurbishment finished to a high specification and this is immediately apparent as you walk through the Entrance Porch into the wonderful Living Area, with high vaulted ceiling and exposed ceiling timbers. The Kitchen offers a range of Shaker style cupboards set under a granite worktop with integrated Neff **HOB** and **OVEN** open to the Living Area with air conditioning, double doors opening to the private garden and Dining Space. An inner hallway gives access to the Master Bedroom which is double proportions with an En-Suite Shower Room and further Second Double Bedroom serviced and complimented by the refitted Bathroom.

The parking for the Old Forge does not have an impact on Grove Cottage and can be a completely independent residence. It is complete with its own oil supply servicing the underfloor heating which runs throughout. It further benefits from double glazing and separate electric and water. Outside the annexe is an enclosed garden with decked area and gravel leading to grass with planted beds enclosed by a fenced perimeter.



Directions

From the agent's Upton office, proceed over the river bridge (A4104) continuing to the junction with the A38 Worcester to Tewkesbury road. At the roundabout take the 2nd exit signed Pershore and proceed for 1.2 miles after which the driveway for the property can be found on the right hand side as indicated by the agent's for sale board.



Services

We have been advised that mains water, electric and drainage are connected to both properties and oil fired central heating for both. 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

GROVE COTTAGE 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 Grove Cottage is C (71).

The EPC rating for The Old Forge is C (70)



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.

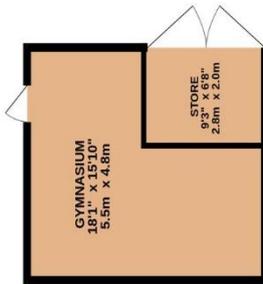
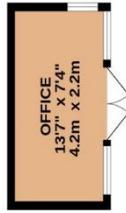


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GROUND FLOOR
1370 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.

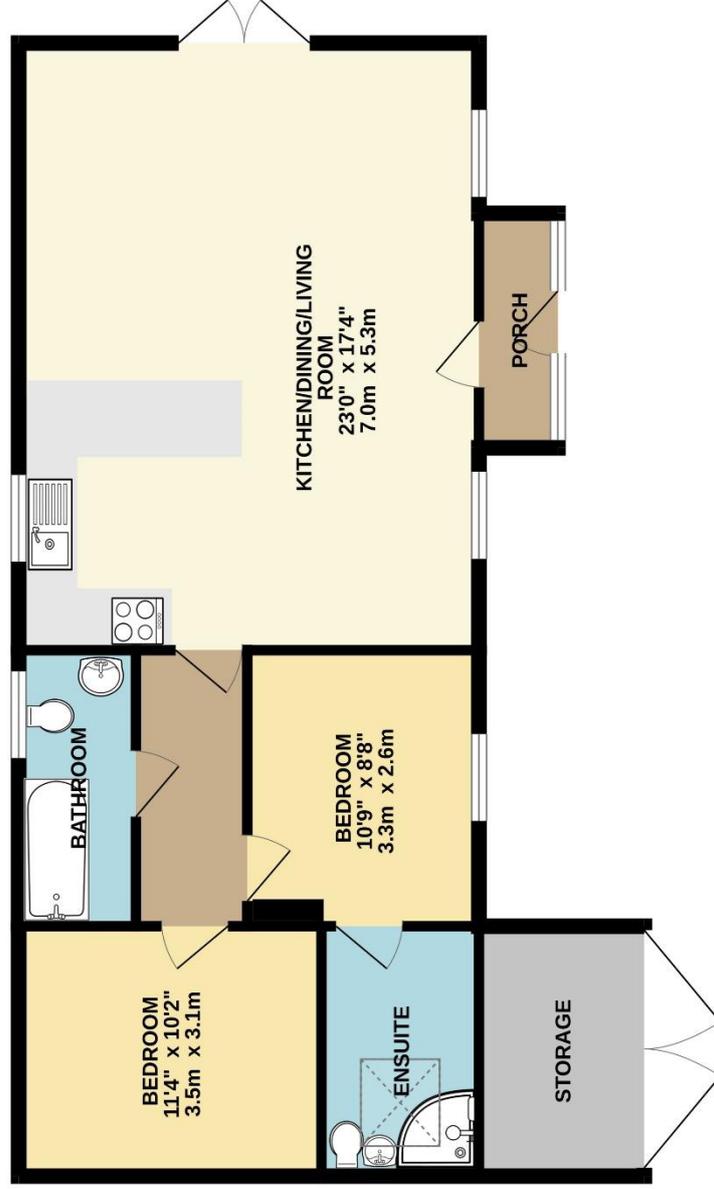


TOTAL FLOOR AREA : 2069 sq.ft. (192.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.

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GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.
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