

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Individual Detached Half Timbered Country Property Situated In A Rural Location On The Outskirts Of Upton Upon Severn Set In A Good Sized Area Of Garden With Accommodation Comprising Two Reception Rooms, Study, Utility Room, Four Bedrooms, Dressing Room And En-Suite To Master Bedroom, Two Bathrooms, Attractive Gardens To Front And Rear, Driveway Parking And Double Carport. EPC F

NO ONWARD CHAIN

The Cruck House – Offers In The Region Of £700,000

Newbridge Green, Near Upton Upon Severn, Worcester, Worcestershire, WR8 0QP

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The Cruck House

Location & Description

The Cruck House is set in the small, quiet hamlet of Newbridge Green, with its collection of fine country houses, and within a mile of the bustling river side town of Upton upon Severn, in this convenient and rural part of South Worcestershire. With many local amenities close by in Upton, such as primary school, high school, health centre, supermarket, library and post office, the position of the property is well served for all day to day requirements. Further and more extensive leisure amenities can be found in Great Malvern, with Waitrose, Malvern Theatre and Malvern Spa all within 8 miles of the property. Similar amenities are also available in nearby Cheltenham. A selection of some of the best private schools in the country can be found locally - notably Malvern College and Cheltenham Ladies College.

Transport communications are excellent, with Junction 1 of the M50 within 10 minutes' drive, giving easy and quick access to Cheltenham, Birmingham and Bristol and superb rail network links from either Great Malvern or Worcester Parkway to London, the Midlands and the South West.

Property Description

The Cruck House is an individual detached half timbered country property situated in the rural hamlet of Newbridge Green on the outskirts Upton Upon Severn and set in a generous and private area of garden.

The property has been extended over the years creating a spacious and flexible home whilst retaining its charm and character with original exposed timbers, floor boards and fireplaces.

Benefitting from oil fired central heating, the accommodation comprises to the ground floor a reception hall, sitting room with Inglenook fireplace and wood burner, dining room, breakfast kitchen with utility room off and a rear hallway leading to the snug/study (staircase leading to bedroom 3) and the bathroom.

To the first floor is the master bedroom with dressing room and ensuite shower room, three further bedrooms and family bathroom. Outside, the property has good sized enclosed gardens to front and rear. A gated driveway with gravelled turning area leads to the double open carport and generous parking area to the rear.

The property is available with no onward chain and the agent recommends an early inspection.

Accommodation with approximate dimensions as follows:

Reception Hall

Exposed timbers. Tiled floor. Three double glazed windows to front. Stairs to first floor with cupboard under. Cloaks cupboard. Door to breakfast kitchen and dining room.

Dining Room 4.54m (14ft 8in) x 4.06m (13ft 1in)

Exposed timbers. Original tiled floor. Open fireplace. Secondary double glazed windows to front and side. Double glazed French doors opening to the front garden. Fitted cupboard. Ceiling downlights. Door to:

Utility Room 3.49m (11ft 3in) x 2.71m (8ft 9in)

Wall cupboards. Inset Belfast style sink with solid wood work surfaces over. Tiled splashback. Space for fridge freezer. Floor mounted oil central heating boiler. Double glazed window to rear.

Kitchen Breakfast Room 4.93m (15ft 11in) x 3.59m (11ft 7in)

Exposed timbers. Double glazed windows to rear. Fitted with a range of solid wood base and eye level units. Stainless steel twin sink unit with granite work surfaces over. Oil fired AGA with double oven. Plumbing for dishwasher. Wood effect flooring. Door to utility room. Ceiling downlights.





Sitting Room 8.26m (26ft 8in) x 4.59m (14ft 10in)

With exposed timbers and floorboards. Feature Inglenook fireplace with inset wood burner. Recessed fitted cupboards and shelving. Secondary double glazed windows to front. TV point. Door to:

Rear Hall

With exposed timbers. Tiled floor. Double glazed windows and door to the rear garden. Radiator. Access to roof space. Door to:

Snug 5.55m (17ft 11in) x 4.26m (13ft 9in)

With double glazed windows to side and French doors opening to the front garden. TV point. Stairs to first floor. Radiator.

Bathroom

Suite comprising WC, vanity unit with inset wash hand basin, panelled bath with mixer tap and shower attachment. Two double glazed windows to side and rear with obscured glazing. Radiator.

Landing

Half galleried landing with double glazed window to front. Access to roof space. Doors to:

Master Bedroom 4.96m (16ft) x 3.85m (12ft 5in)

Double glazed window to front. Exposed floorboards. Range of fitted wardrobes, drawers and dressing table. Radiator. Door to:

Dressing Room

Double glazed window to rear. Exposed floorboards. Fitted wardrobes. Door to:

En-Suite Shower Room

Double glazed window to front. Tiled floor. WC. Vanity unit with inset wash hand basin. Tiled shower cubicle. Ceiling downlights.

Bedroom 2 4.21m (13ft 7in) x 3.97m (12ft 10in)

Double glazed window to side. Fitted cupboard. Radiator.

Bedroom 3 3.97m (12ft 10in) x 3.95m (12ft 9in)

Accessed via the staircase from the snug. Double glazed windows to front and side. Radiator.

Bedroom 4 3.92m (12ft 8in) x 2.35m (7ft 7in)

Double glazed window to rear. Radiator.

Bathroom

Suite comprising WC, wash hand basin, bidet, panelled bath. Double glazed window to rear with obscured glass. Tile effect flooring. Radiator.

Outside

The property is approached via a gated driveway giving access to an open fronted double carport with generous parking area and circular turning area. The private rear garden is landscaped with an area of lawn, extensive paving with an ornamental pond, feature well, large shed and twin double doors, gravelled pathways and raised flowerbeds. To the front of the property is a private lawned garden with hedging and mature trees, gated pedestrian access and a pathway gives access to the front door.



Directions

WHAT3WORDS : SPLAT.CERTAINLY.WEKNIGHT

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Services

We have been advised that mains electricity and water are connected to the property. Private drainage is via a septic tank. Central heating is oil fired. 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"

EPC

The EPC rating for this property is F (31).



Upton Office
01684 593125

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

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

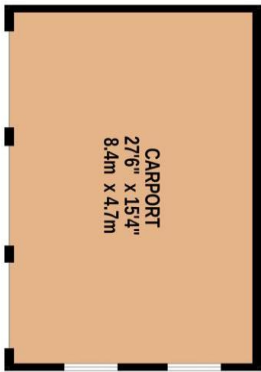
John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.



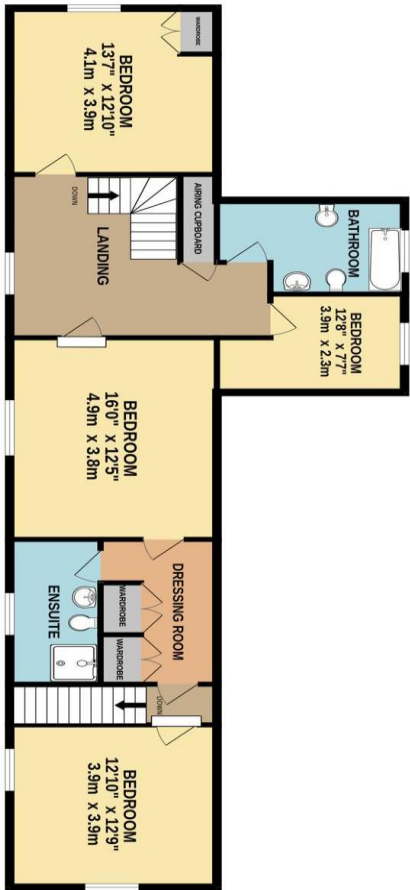
GROUND FLOOR

1929 sq.ft. (179.2 sq.m.) approx.



1ST FLOOR

1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 2987 sq.ft. (277.5 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.