

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED AND HISTORIC DETACHED HOUSE OF CHARACTER WITH LARGE ELEGANT GARDENS AND OFFERING VERSATILE ACCOMMODATION INCLUDING A LARGE RECEPTION HALL, LIVING ROOM, STUDY, KITCHEN, CONSERVATORY/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM WITH WC, FOUR BEDROOMS, BATHROOM, SHOWER ROOM. GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, EXTENSIVE OFF ROAD PARKING AND DOUBLE GARAGE. ENERGY RATING "D"**

## The Cottage - Guide Price £720,000

38 New Street, Upton upon Severn, Worcestershire, WR8 0HR

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# The Cottage

## Location & Description

Although the property is situated on the outskirts of the historic riverside town of Upton upon Severn it is less than five minutes on foot from its centre and a comprehensive range of amenities including shops of every description, supermarkets, pubs, restaurants, a library, Doctors surgery (with a pharmacy and Dentist) and a rugby club. For families with children Upton Primary School is within walking distance and Hanley Castle High School is less than half a mile away.

Located approximately eight miles from Malvern, ten miles from Worcester and six miles from Tewkesbury, Upton has fast access to Junction 1 of the M50 motorway which is less than three miles away and provides links to the M5 linking the Midlands, South West and London. There are mainline railway stations in Pershore, Worcester and Malvern with direct links to London Paddington.

The area is renowned for its wonderful countryside including the nearby Malvern Hills and the Severn Valley. Upton's famous riverside marina is within walking distance and the town has a fine reputation for its tourist industry and its many summer festivals.

## Property Description

38 New Street is a charming detached period cottage originally believed to date back almost 200 years but which has also been the subject of more recent extension and refurbishment. It now offers beautifully presented and versatile family accommodation blending its original character and history with the best of contemporary design.

The current accommodation includes an entrance lobby, a large reception hall, study, living room, a well equipped kitchen and breakfast room/conservatory, utility room, cloakroom with WC, four bedrooms and two bathrooms. It also has the added bonus of gas fired central heating and double glazed windows.

The house enjoys a lovely setting in a large, well thought out colourful garden. A gated approach leads onto a wide gravel driveway that provides off road parking for several vehicles and direct access to a contemporary double garage.

## Ground Floor

### Entrance Hall

With solid timber front door, double glazed window to front aspect, radiator, staircase to galleried landing and first floor. Door to

### Main Reception Hall 4.73m (15ft 3in) x 3.49m (11ft 3in) min excluding recess

Double glazed window to front aspect, feature fireplace having timber mantel and raised stone hearth supporting multi-fuel burner. Steps and doors leading to kitchen, breakfast room and study (described later). Door also to

### Living Room 7.16m (23ft 1in) x 4.08m (13ft 2in) min excluding alcoves

Feature fireplace with brick surround and Nordic style woodburner, two back lit alcoves with shelving, further alcove with double glazed window to front aspect and cupboard housing the consumer unit. Two double glazed windows to front aspect, quarry tiled floor. Six wall light points, two radiators and steps leading via a pair of glazed doors into the conservatory (described later).

### Study/Office 3.46m (11ft 2in) x 2.99m (9ft 8in)

Double glazed window to front aspect. Radiator.

### Kitchen 3.72m (12ft) x 3.25m (10ft 6in)

Range of contemporary units with granite worktops, integrated DISHWASHER and FRIDGE, stainless steel RANGE COOKER with five ring gas HOB, stainless steel extractor canopy above, double glazed window overlooking the rear garden, radiator and doors leading from the main reception hall and the breakfast room/conservatory. Door also to

### Utility Room 2.82m (9ft 1in) x 1.60m (5ft 2in) min excluding recess

Double ceramic sink with fitted worktops, space and plumbing for washing machine and tumble drier, wall mounted Vaillant gas combination boiler. Double glazed window to rear aspect. Archway to

### Pantry/Larder 3.04m (9ft 10in) x 1.60m (5ft 2in)

Fitted shelving, power and light, space for appliances such as fridge or freezer and hatch giving access to ceiling.







### Cloakroom

With close coupled WC, wash basin, radiator and double glazed window to rear aspect.

### Breakfast Room/Conservatory 3.72m (12ft) x 2.79m (9ft)

Radiator, double glazed windows to two aspects overlooking rear garden. Pair of double glazed doors leading into garden itself. Further glazed double doors leading from the hall and kitchen. The conservatory extends via a short passageway (double glazed to one side overlooking the rear garden) and gives access to the living room described earlier. There is a radiator in this passageway.

First Floor

### Landing

An attractive open landing with spindle banister, radiator, built-in airing cupboard (with radiator), double glazed window to rear aspect and door to

### Inner Landing

### Bedroom 4.00m (12ft 11in) x 3.41m (11ft) max

Double glazed window to front aspect. Double glazed Velux window to side aspect and radiator.

### Shower Room/Wetroom 3.13m (10ft 1in) x 1.80m (5ft 10in)

Fully tiled and having fitted wall mounted twin showers, wash basin, close coupled WC, towel rail and tiled floor.

### Bedroom 5.35m (17ft 3in) x 3.72m (12ft) max

Two double built in wardrobes and recess with worktop. Radiator, double glazed windows to rear and side aspects with view over main garden. Access to loft space. It should be noted that this room has slightly restricted headroom in places.

### Inner Landing

Radiator and double glazed window to rear aspect.

### Bedroom 4.08m (13ft 2in) x 3.20m (10ft 4in)

Double glazed windows to front, side and rear aspects. Radiator, feature fireplace.

### Bathroom 2.14m (6ft 11in) x 1.49m (4ft 10in)

Panelled bath with mixer shower tap and glass screen, wash basin with storage unit, close coupled WC, ceiling downlighting, extractor fan, underfloor heating and Velux window to front aspect.

### Bedroom 3.04m (9ft 10in) x 2.53m (8ft 2in)

Radiator and double glazed window to front aspect.

### Outside

The house enjoys a lovely approach via a gated entrance that opens onto a wide gravel driveway capable of accommodating several vehicles. This in turn leads to a contemporary DOUBLE GARAGE with power and lighting, work bench and electrically operated up and over door. The front garden has been well thought out to provide interest yet at the same time to keep maintenance to a minimum. Its focal point is a large well stocked and colourful crescent shaped border containing numerous mature shrubs. The front garden itself is fully enclosed by attractive mature hedging as well as well constructed brick and fenced walls.

A walled and gravel pathway leads via the side of the house through a picket gate onto a paved pathway/seating area and beyond into the rear garden. This is on two levels. The upper level mainly consists of a large gravelled seating area enclosed by a low wall and interspersed with well established ornamental trees and hedging and to the side by a small lawn enclosed by shrubs, trees and hedging and alongside which is a raised planter and ornamental pond. Here also there is a GREENHOUSE. Steps lead down to the lower level of the garden which is laid to a large lawn enclosed by hedging, shrubs and featuring a number of mature trees. From the rear garden there is a view over open ground and Upton's Pepperpot. Beyond the rear garden is a paddock incorporating Upton's main flood defence Bund.



## Directions

From the crossroads at the centre of Upton upon Severn follow New Street for several hundred yards. Number 38 is effectively the last gravel driveway on the right hand side.



## Services

We have been advised that mains gas, water, electricity and drainage are connected to the property. It should also be noted that at strategic points there is external lighting and an outside tap. 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

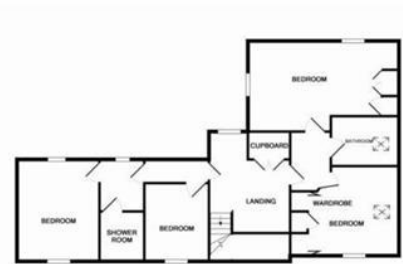
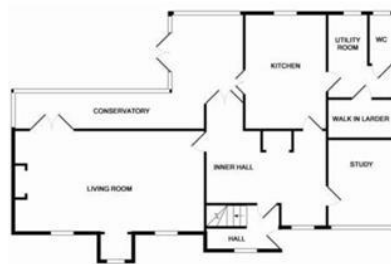
## Council Tax

COUNCIL TAX BAND "D"

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 D (68).



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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.
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