

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



RAG HOUSE IS A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM CHARACTERFUL PROPERTY OVER APPROXIMATELY 2,543 SQ. FT. DATING BACK TO THE 1700'S OCCUPYING 0.4 OF AN ACRE PLOT WITH BEAUTIFULLY MAINTAINED GARDENS AND UNDISTURBED VIEWS OVER OPEN COUNTRYSIDE AND TOWARDS THE MALVERN HILLS. OFF ROAD PARKING AND DETACHED DOUBLE GARAGE, IN CLOSE PROXIMITY TO ALL AMENITIES OF UPTON UPON SEVERN. EPC RATING "D".

Rag House - Guide Price £750,000

Holly Green, Upton upon Severn, Worcestershire, WR8 0PD

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Rag House

Location & Description

Rag House is situated in a popular area on the outskirts of the historic riverside town of Upton Upon Severn serving a wide rural catchment area with a thriving tourist industry due to hosting many well known festivals throughout the year and offering a comprehensive range of local amenities including a doctors surgery, a butchers shop, church, a selection of general stores including Post Office, bank, library and public houses.

Upton Upon Severn has a marina and the property is extremely well positioned being approximately three miles from the M50/M5 motorways ideal for commuters and approximately eleven miles distant from Worcester, fifteen miles from Cheltenham and Gloucester and seven miles from Tewkesbury and eight miles from Malvern.

There are highly regarded primary and secondary schools in the area in both the state and private sectors including the likes of Hanley Castle, the Royal Grammar and Kings School in Worcester.

The property occupies a desirable position with a number of public footpaths on the doorstep to enjoy hours of walking throughout the beautiful Worcestershire countryside.

Property Description

Rag House is an immaculately presented, beautifully positioned four bedroom extended detached family home with two en-suites occupying a prime and desirable position within Upton Upon Severn. The property has a wealth of period charm and original features dating back to the 1700's including the likes of exposed beams, timbers and large open fireplace. The accommodation is spacious and light filled with double glazing throughout.

The property is set back from the road behind a fenced, brick pillared gravelled foregarden, there are double wrought iron gates opening to the driveway, a separate pedestrian path from the front leads through the planted and gravelled foregarden to the wooden front door and continuing to the rear garden.

The wooden front door opens to a the Entrance Hall with tiled floor throughout can be separated by a glazed wooden door and has lighting, two radiators and provides access to the Breakfast Kitchen, downstairs WC/utility (described later) and on this floor the open plan Snug/Dining/Sitting Room can be found which is the hub of the home enjoying a light and spacious feel, flowing oak flooring with exposed beams and timbers. Entering into the Snug this opens up to the Dining Room with continued oak flooring and two large front facing windows. A door opens to a private Study ideal for those who are working from home. Steps lead up to the Sitting Room which one of the most notable rooms of the property with a large exposed brick open fireplace and quarry tiled hearth and a large wooden mantel above. A door leads out to the patio.

The Breakfast Kitchen boasts a sociable open plan layout ideal for family living. There is a range of base and eye level wooden units with pelmet lighting, a Rangemaster OVEN and extractor fan with a one and a half stainless steel sink and drainer, built-in appliances such as DISHWASHER, space for a fridge freezer and dining table. Tiled floor throughout and dual aspect double glazed windows to the side and front. The conservatory is strategically positioned accessed through stable door from the kitchen and has glazed surround with lovely view towards the Malvern Hills and over the garden with patio sliding doors and underfloor heating. The downstairs WC also acts as a Utility with space for a washing machine, close coupled WC, worktop with ceramic sink and separate storage cupboard.

To the First Floor is the Landing leading to all four bedrooms, loft access point and airing cupboard with a hot water cylinder.





The Main Bedroom is of good size and has a dual aspect view over open countryside and towards the Malvern Hills, built-in eaves storage and there is an En-Suite with a panelled shower cubicle and waterfall setting. The second Bedroom, also of good size, benefits from an En-Suite with shower cubicle and there are dual aspect double glazed windows overlooking the garden. Bedrooms 3 and 4 are both front facing double bedrooms which enjoy plenty of natural light and bedroom 3 has a built-in cupboard. The Family Bathroom has a panelled bath with shower above and close coupled WC, pedestal wash hand basin.

Outside

The garden, a beautiful attribute of Rag House, can be accessed via the path from either side of the property, the patio door from conservatory and door from the sitting room. The garden is laid to a mix of landscaped patio area which skirts the property, ideal for entertaining and alfresco dining and individual lawn sections separate with mature planted shrub borders, hedging and pathways, all of which provide colour throughout the year and have been extremely well maintained and includes a Fig Tree. The main lawn section is elevated to the rear and there is a patio area to enjoy the fabulous and undisturbed views towards the Malvern Hills and over open countryside benefitting from both south and west facing aspects to enjoy the sunshine all day long into the evening. The garden sits to the side and the rear.

Outbuilding with stable glazed door and separate boiler cupboard.

Double Garage (23'6 x 15'7)

Up and over door to the front accessed from the driveway and a pedestrian door to the side. There is power and electricity connected with glazed window to the side and there is a Store Room to the back of the garage also having power and electricity.

Breakfast Kitchen 6.79m (21ft 11in) x 2.97m (9ft 7in) (max point)

Conservatory

Open plan Snug/Dining/Sitting Room

Sitting Room 4.78m (15ft 5in) x 0.51m (1ft 8in) (max point)

Dining Room 3.85m (12ft 5in) x 4.93m (15ft 11in) (max point)

Snug 4.26m (13ft 9in) x 2.66m (8ft 7in) max point)

Downstairs WC/Utility

Study

Bedroom 1 5.68m (18ft 4in) x 4.42m (14ft 3in) (max point into eaves)

Bedroom 1 En-suite

Bedroom 2 4.85m (15ft 8in) x 3.64m (11ft 9in) (max point)

Bedroom 2 En-Suite

Bedroom 3 3.90m (12ft 7in) x 2.82m (9ft 1in)

Bedroom 4 4.80m (15ft 6in) x 2.35m (7ft 7in)

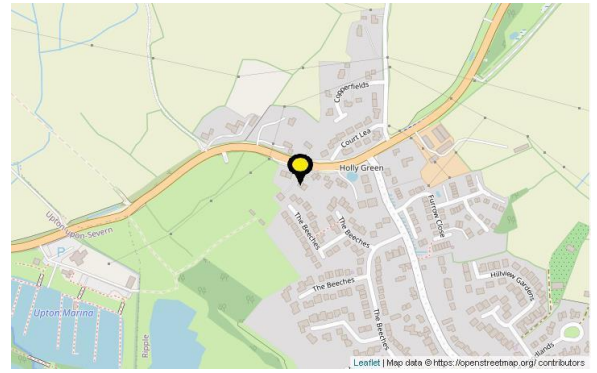
Family Bathroom

Agent's Note

The property was subject to water ingress in 2007. We have been advised since then and from the vendor's ownership there has been no further flooding. Our vendors purchased the property in 2011. The property benefits from internal sump pumps.

Directions

From the agent's office in Upton Upon Severn proceed over the River Severn following signs towards Pershore. This will take you past the Marina (on your right) after less than 0.5 miles past the Marina and the property can be found on the left hand side as indicated by the agent's for sale board.



Services

We have been advised that mains electricity and water are connected to the property. Central heating is provided by an oil fired system. It should be noted the drainage is via septic tank which is situated in the adjacent field. 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

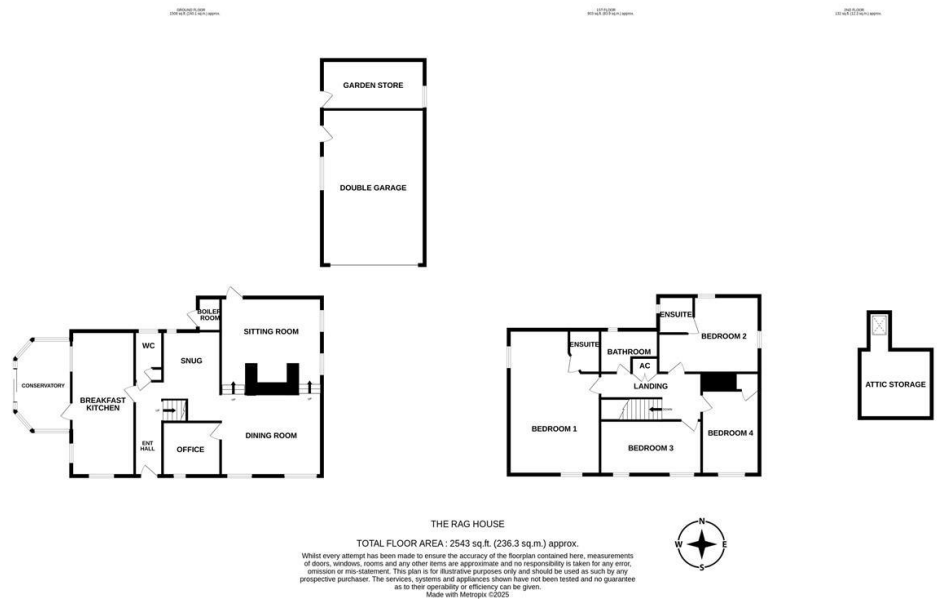
Council Tax

COUNCIL TAX BAND "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 this property is D (56).



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.

JOHN GOODWIN
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Upton Office
01684 593125

9 High Street, Upton-Upon-Severn, WR8 0HJ
upton@johngoodwin.co.uk