

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE CONTEMPORARY DETACHED HOUSE ENJOYING A PLEASANT VILLAGE SETTING AND OFFERING GENEROUS FAMILY ACCOMMODATION WITH CENTRAL HEATING, DOUBLE GLAZING, RECEPTION HALL, CLOAKROOM WITH WC, LARGE LOUNGE, STUDY, DINING ROOM, A WELL EQUIPPED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FOUR BEDROOMS, EN-SUITE SHOWER ROOM, SEPARATE BATHROOM, EXTENSIVE OFF ROAD PARKING, DOUBLE GARAGE AND A WELL MAINTAINED MATURE LANDSCAPED GARDEN. ENERGY RATING "D"

Orchard House - Guide Price £575,000

Ryall Road, Ryall, Upton upon Severn, WR8 0RH



Orchard House

Location & Description

The property enjoys a convenient position in the popular village of Ryall, less than a mile from the busy historic riverside town of Upton upon Severn where there is a comprehensive range of amenities including shops, two supermarkets, a sub Post Office, Church, medical centre and schools. The town is well known for its tourist industry and summer festivals and for its famous riverside marina. The larger towns of Malvern (eight miles), Worcester (ten miles) and Tewkesbury (six miles) are all within close proximity as is Junction 1 of the M50 motorway which is just over three miles away. There are mainline railway stations in Worcester and Malvern.

Property Description

Orchard House is an impressive detached house originally constructed in the 1980's. It offers generous family accommodation with oil fired central heating and double glazing. On the ground floor a reception hall leads to a cloakroom with WC, a large lounge, separate study, dining room, a well equipped kitchen/breakfast room and a utility room. On the first floor a landing leads to four good size bedrooms, one of which has its own en-suite shower room. There is also a family bathroom (with both bath and a separate shower).

It should also be noted that in the kitchen and utility room there are a number of additional white goods including a hob, oven, dishwasher, washing machine, tumble dryer, fridge and freezer. These are included with the sale along with curtains, carpets and blinds.

Outside a tarmac and gravel driveway provides off road parking for several vehicles and leads to the double garage (with automatic up and over door). The good size mature landscaped garden provides a private setting.

Ground Floor

Hall 3.04m (9ft 10in) x 4.96m (16ft) max

Understairs cupboard, radiator, smoke alarm and stairs leading to first floor.

Cloakroom

Close coupled WC, wash basin, towel rail, radiator and window.

Lounge 7.13m (23ft) x 4.21m (13ft 7in)

A generous room, the focal point of which is a fireplace with timber surround and mantle, tiled inset and hearth. Two wall light points, two radiators, double glazed window to side aspect and sliding double glazed doors leading into rear garden. Door also to

Study 2.79m (9ft) x 2.68m (8ft 8in)

Radiator, double glazed door leading outside and double glazed window to front aspect.

Dining Room 3.90m (12ft 7in) x 3.35m (10ft 10in)

Radiator and double glazed window to rear aspect.





Kitchen/Breakfast Room 6.33m (20ft 5in) x 3.72m (12ft)

Another large room with a comprehensive range of floor and eye level cupboards, integrated drawers, worksurfaces and tiled surrounds. One and a half bowl single drainer sink with mixer tap, integrated Bosch white goods including a DISHWASHER, four ring electric HOB, eye level OVEN, GRILL and FRIDGE. Radiator, double glazed window to front aspect, door leading to

Utility Room 3.72m (12ft) x 2.27m (7ft 4in)

Floor and eye level cupboards with worksurfaces and single drainer sink. Additional white goods including a Bosch WASHING MACHINE, TUMBLE DRYER, FRIDGE and FREEZER. Double glazed window to rear aspect, extractor fan and double glazed door leading into garden.



First Floor

Landing

A generous landing with double glazed window to front aspect, access to roof space, built in airing cupboard with factory lagged cylinder, immersion heater and slatted shelving.

Bedroom 4.26m (13ft 9in) x 2.40m (7ft 9in)

Radiator and double glazed window to front aspect.

Bedroom 4.59m (14ft 10in) x 3.82m (12ft 4in)

This is the master suite with two fitted wardrobes and overhead storage cupboards. Radiator, double glazed window to rear aspect and door leading to

En-suite Shower Room

Large tiled shower cubicle, pedestal wash basin, close coupled WC, hand rail, towel rail, double glazed window to rear aspect. Extractor fan.



Bathroom

Panelled bath with separate tiled shower cubicle, close coupled WC, pedestal wash basin with fluorescent shaving light above, radiator, towel rail, double glazed window to rear aspect.

Bedroom 3.72m (12ft) x 3.72m (12ft)

Radiator, double glazed window to side aspect.

Bedroom 3.72m (12ft) x 3.23m (10ft 5in) max

Radiator and double glazed window to front aspect.

Outside

A tarmac and gravel driveway provides parking for several vehicles and leads directly to the attached

Double Garage 5.45m (17ft 7in) x 4.96m (16ft)

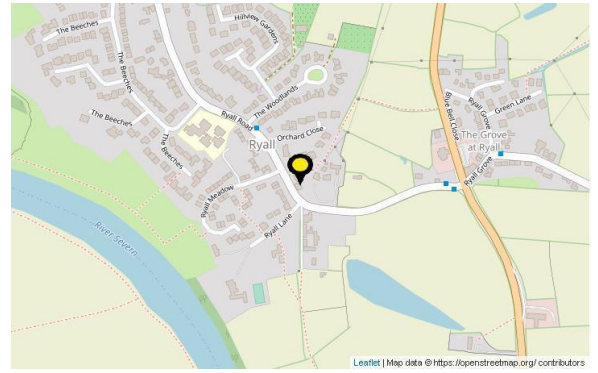
With automatic electrically operated up and over door, power and lighting, window to rear aspect, roof storage and door leading into rear garden.



The front garden is laid to lawn with hedged boundaries, mature shrubs and an external tap. A gravel pathway leads via the side of the house (bordered to one side by raised beds) into the private and good size rear garden. This is laid to a large paved patio/seating area with steps up to a well maintained lawn which is encircled in one corner there is a GARDEN SHED 6' x 4' of timber construction, alongside which is the oil tank. At strategic points there is external lighting and power points.

Directions

From Upton upon Severn proceed east over the river along the A4104. A few hundred yards after passing over the river turn right towards Ryall. Continue along this route for approximately quarter of a mile where as the road begins to bear sharply to the left, Orchard House can be seen just before this on the left hand side.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is provided by an oil fired system. 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.

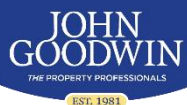
EPC

The EPC rating for this property is D (56).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified). Copyright - Encort Ltd. Plan produced using Planit.

Orchard House, Ryall Lane, Ryall, Upton-on-Severn



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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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