



Allan Morris
estate agents

**Cedar Cottage, Stanks Lane, Upton-
Upon-Severn, WR8 0QU**

 **MAYFAIR**
OFFICE GROUP

Stanks Lane, Upton-Upon-Severn, WR8 0QU

A charming detached bungalow sitting in a level plot in excess of a quarter of an acre, at the end of a no through road, with panoramic westerly views over farmland to the Malvern Hills for sale with no onward chain. The versatile accommodation which would benefit from updating comprises; entrance porch, entrance hall, dual aspect sitting room with views over farmland, dining room/bedroom three, breakfast kitchen, main bedroom with built in wardrobes and en suite shower room, second double bedroom, large main bathroom. Further benefits include; central heating, double glazing, detached single garage, driveway and parking for a number of cars, mature level gardens in excess of a quarter of an acre with views over farmland to the Malvern Hills. Offering lots of potential to improve and extend (stpp) an early viewing is recommended to appreciate the location, outlook and potential of home on offer. No chain.



ENTRANCE PORCH

Access via obscure glass double glazed door with matching windows to the side, ceiling light point, tiled floor, obscure glass door to:

ENTRANCE HALL

Two ceiling light points, smoke alarm, access to roof space, picture rail, radiator, built in airing cupboard containing hot water cylinder and slatted shelving, built in coat cupboard with hanging rail and shelving.

SITTING ROOM 17'5" max x 17'0" max (5.33m max x 5.20m max)

Dual aspect with twin side facing double glazed windows and rear facing double glazed windows with lovely views over the garden and countryside to the Malvern Hills and beyond, ceiling light point, two wall light points, picture rail, feature open fireplace with tiled surround and hearth, radiator, double glazed door to garden.

DINING ROOM/BEDROOM THREE 13'2" x 12'9" (4.03m x 3.90m)

Dual aspect with twin side aspect double glazed windows and front aspect secondary glazed windows, ceiling light point, picture rail, radiator, built in library shelving.

BREAKFAST KITCHEN 14'7" x 10'5" (4.47m x 3.19m)

Side aspect window, ceiling light point, fitted kitchen comprising: range of floor and wall mounted units, one and a half bowl sink unit, space for electric cooker, with extractor over, space and plumbing for dishwasher, space for tall fridge freezer, space for further appliances, built in pantry with shelving, wall mounted Myson heater, double glazed door to rear garden.

BEDROOM ONE 15'3" x 11'2" max (4.67m x 3.42m max)

Front aspect secondary glazed window, two ceiling light points,

radiator, built in double wardrobe with hanging rail and shelving, double glazed patio doors to garden, door to:

ENSUITE 6'0" x 4'11" (1.84m x 1.51m)

Side aspect window, ceiling light point, corner shower with Berry electric shower, pedestal wash hand basin with light over, WC, part tiled walls.

BEDROOM TWO 13'2" x 11'3" (4.02m x 3.43m)

Front aspect secondary glazed windows, ceiling light point, picture rail, radiator, wide range of fitted bedroom furniture to include: wardrobes, dressing table and bespoke cabinets.

BATHROOM 12'0" max x 8'11" max (3.67m max x 2.73m max)

Three ceiling light points, white suite comprising: panel bath with Mira shower over, wash hand basin, WC, radiator, part tiled walls.

GARDENS

The property sits at the end of a no through road next to a conservation area. The mature level plot extends to 0.27 acres with views over the countryside to the south and west and to the Malvern Hills in the distance. Access is via a five bar gate from the Lane which opens to a stone chip driveway which continues around the property and leads to the generous parking area at the rear. The majority of the garden is laid to lawn with mature flower and shrub beds. Within the garden there are a number of mature trees, a timber frame potting shed/wood store, bin store and garden shed.

GARAGE 16'11" x 9'5" (5.18m x 2.89m)

Front aspect twin wooden doors, side aspect window, power and light.

DIRECTIONS

From the Allan Morris office in Upton proceed in a southerly direction out of the town in the direction of Tunnel Hill passing the Doctors Surgery on the right. At the top of the hill turn left (almost straight on) onto the B4211. Continue for 0.8 miles turning right into Stanks Lane. The property can be found at the end of the lane on the right hand side as indicated by the Allan Morris For Sale board. To arrange of viewing or with any queries please call us on 01684 891348 or email upton@allan-morris.co.uk



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



