



**Allan Morris**  
estate agents

**The Old Coach House, School Lane, Upton-  
Upon-Severn, WR8 0LD**

 **MAYFAIR**  
OFFICE GROUP

## School Lane, Upton-Upon-Severn, WR8 0LD

The Old Coach House is a highly individual detached property, situated in a secluded walled garden in the heart of Upton-upon-Severn. The accommodation is predominately single storey living with entrance hall, kitchen, dining room, impressive living space with vaulted ceiling and wood burner, ground floor bedroom with a bathroom and inner passageway, to the first floor is a further double bedroom and en-suite shower room. The property is enclosed by a walled garden, with gated access from School Lane, a courtyard parking area and detached double garage. The delightfully secluded and well stocked gardens offer privacy and a southerly aspect, with a view of Upton Parish Church. This is a unique and splendid house, designed by the current owner and, finished to a high standard. An early viewings is absolutely essential to appreciate the location and accommodation on offer, with no onward chain.



### **LOCATION**

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

### **ENTRANCE HALLWAY 10'4" x 4'11" (3.15m x 1.51m)**

Original style arched wooden door opens to Entrance Hallway, stone flooring, stairs to first floor, glass door to dining room, doorway to

Inner Passage. Underfloor heating extends throughout the ground floor.

### **DINING ROOM 12'9" x 12'5" (3.89m x 3.81m)**

Glass door to Hallway, double doors through to Living room, stone tile floor, two archways to kitchen.

### **KITCHEN 11'9" x 11'3" (3.59m x 3.45m)**

Rear facing uPVC window and door to garden, two Velux roof windows, range of wooden eye and base level units, wooden worktops, inset ceramic one and a half sink and drainer unit, gas hob with extractor hood over, integrated double oven and microwave, integrated refrigerator, pull out larder cupboard, space and plumbing for dishwasher, stone flooring, pendant ceiling lights.

### **LIVING SPACE 28'8" x 16'6" max (8.76m x 5.05m max)**

Impressive and flexible open plan living space on a split level with

three side facing double glazed window, rear facing uPVC double patio doors, vaulted ceiling with exposed beams, wooden floor, Cast Iron wood burner with stone floor beneath, television point, spot lighting, Velux roof window, high level, sockets and light switches. Underfloor heating.

### **INNER PASSAGE**

Two Velux roof windows, range of built in storage cupboards and dresser display cabinet, continued stone floor.

### **BEDROOM ONE 15'6" x 10'8" (4.74m x 3.26m)**

Two rear facing double glazed windows, feature vaulted ceilings, under floor heating, television point.

### **BATHROOM 11'11" x 6'1" (3.64m x 1.86m)**

Feature side facing porthole window, panel bath with mixer shower over, low level WC, wash basin, built in storage cupboard housing washing machine, wall lights, extractor fan.

### **FIRST FLOOR LANDING**

Wooden staircase and hand rail, wall light point.

### **BEDROOM TWO 12'2" x 9'2" (3.72m x 2.80m)**

Dual aspect side and rear facing secondary double glazed window, radiator, wooden floor, loft access.

### **EN-SUITE 10'0" x 4'11" (3.06m x 1.52m)**

Front facing secondary double glazed window, low level WC, wash basin, recessed shower cubicle, heated towel rail, wooden floor, electric shaver point. Airing cupboard housing gas boiler.

### **GARDEN**

Gated entrance from School Lane opens to a block paved parking courtyard area, giving access to the property and the garage. Gardens extend to a patio seating area across the rear of the living room patio doors. Path with a rose arch leads you to the rear garden. Enclosed by a high wall for privacy and with a southerly aspect, a view of Upton Parish Church (St Peter and St Paul's). Laid mainly to lawn with well stocked planted borders, mature and magnificent Magnolia Tree, timber summer house, outside lighting and tap.

### **GARAGE 20'1" x 20'1" (6.14m x 6.13m)**

Detached brick built double garage with folding doors, power and light, side and rear facing windows and side facing door.

### **DIRECTIONS**

From the Allan Morris office in Upton, turn left and then turn right into Court Road. Bear right into School Lane, where the property will be found on the right hand side, past the primary school and just before the vets surgery. For more details or to book a viewing, please call our Upton upon Severn office on 01684 891348.

### **ADDITIONAL INFORMATION**

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: Potential: tbc

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

### **ASKING PRICE**

£485,000



Approximate total area<sup>(1)</sup>

157.82 m<sup>2</sup>

Reduced headroom

1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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