



## 29 Ham View, Upton-Upon-Severn, WR8 0QE

£475,000

An extended four bedroom detached house with panoramic view over The Ham to the rear. This versatile home is in a cul-de-sac location, backs onto The Ham Nature Reserve, providing fantastic views over the SSSI to Bredon Hill and the Cotswolds in the distance. The extended accommodation comprises; entrance porch, entrance hall, sitting room with doors out to the rear garden, large dining room, large kitchen, utility, study, home office/hobbies room, four bedrooms (two with views over The Ham), bathroom. Further benefits include; gas central heating, double glazing, garage and spacious block paved driveway, and terraced rear gardens to the rear designed to take advantage of the panoramic views. Viewing a must to appreciate the size, versatility and outlook of home in offer.



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### **ENTRANCE PORCH 5'3" x 5'2" (1.62m x 1.59m)**

Accessed via uPVC double glazed front door with matching windows to the front and side, tiled floor, obscure glass double glazed door to:

### **ENTRANCE HALL**

Front aspect, obscure glass, double glazed windows to porch, high level window to garage, ceiling light point, coving, radiator, glazed door to dining room, glazed door to utility, door to:

### **CLOAKROOM**

Rear aspect window to utility, ceiling light point, white suite comprising: corner wash hand basin, push flush WC, part tiled walls, radiator.

### **DINING ROOM 15'2" x 10'9" (4.64m x 3.28m)**

Front aspect double glazed windows, ceiling light point, coving, two radiators, stairs to first floor, glazed door to breakfast kitchen and:

### **SITTING ROOM 20'4" x 12'10" max (6.20m x 3.93m max)**

Rear aspect double glazed window and rear aspect double glazed sliding doors giving access to rear garden and panoramic views over The Ham to Bredon Hill, ceiling light point, coving, feature fire place with wooden surround, marble hearth and inset living flame gas fire, two radiators, glazed door to:

### **STUDY 12'3" x 4'11" (3.74m x 1.52m)**

Rear aspect double glazed window with views over The Ham, ceiling light point, coving, roof light, radiator.

### **BREAKFAST KITCHEN 16'0" narrowing to 11'8" x 15'0" (4.89m narrowing to 3.56m x 4.58m)**

Front aspect double glazed window, two roof lights, fitted kitchen comprising of a range of floor and wall mounted cream units under a stone effect work top, one and a half bowl sink unit, Rangemaster range style electric cooker, additional gas fired hob with stainless steel extractor over, space and plumbing for dishwasher, space for further appliances, space for tall fridge freezer, radiator, double glazed door to front garden, large walk-in under stairs storage cupboard.

### **UTILITY 6'5" x 6'4" (1.97m x 1.95m)**

Rear aspect double glazed window overlooking the garden and The Ham, ceiling light point, double wall cupboard, sink inset and marble effect work top, space and plumbing for washing machine, tiled floor, wall mounted boiler, double glazed door to rear garden, door to garage.

### **HOME OFFICE/HOBBIES ROOM 8'1" x 7'4" (2.47m x 2.24m)**

Access from the rear of the garage. Rear aspect double glazed window overlooking The Ham, ceiling light point, wide range of fitted floor and wall storage units under a wood block effect work surface and desk, radiator.

### **LANDING**

Side aspect double glazed window with views over The Ham to the Cotswold escarpment, two ceiling light points, access to roof space, smoke alarm, radiator, doors to:

### **BEDROOM ONE 12'11" x 10'7" (3.96m x 3.25m)**

Rear aspect double glazed windows with panoramic views over The Ham to Ryall and the Cotswolds, ceiling light point, radiator, range of fitted wardrobes and bedside drawers.



**BEDROOM TWO 12'11" x 10'7" (3.96m x 3.25m)**

Rear aspect double glazed window with views over The Ham, ceiling light point, coving, radiator, built-in wardrobe with hanging rail, built in landing cupboard with slatted shelving.

**BEDROOM THREE 11'7" x 6'5" (3.55m x 1.98m)**

Front aspect double glazed window, ceiling light point, coving, radiator, built-in wardrobe with hanging rail and shelving.

**BEDROOM FOUR 8'9" x 8'3" (2.67m x 2.52m)**

Front aspect double glazed window, ceiling light point, radiator.

**BATHROOM 9'7" x 8'9" (2.93m x 2.68m)**

Side aspect obscure glass double glazed window, ceiling light point, white suite comprising: panel bath with rainfall and body showers, wash hand basin with a range of vanity units below, to the side with lit mirror over, push flush WC, heated towel rail, part tiled walls.

**FRONT GARDEN**

Low maintenance garden sat behind a low brick wall. Accessed via a wide entrance is a block paved drive with parking for four vehicles which leads to the front door and garage. The garden is mainly laid to paving with a range of mature specimen trees.

**REAR GARDEN**

Private terraced rear garden with breath taking panoramic views over The Ham to Ryall and the Cotswolds. Initially the upper terrace is laid to paving with plenty of space for a table and chairs to sit and enjoy the views, timber framed gazebo to side ideal for hot tub or as a covered seating area. Gated steps lead down to a level lawn with flowers and shrub beds to the side and a large timber garden shed. The lower level is laid to lawn with flower and shrub beds to the side and a rear paved for a space to sit and enjoy the evening sun.

**GARAGE 23'6" x 7'7" (7.17m x 2.33m)**

Front aspect up and over style door, two ceiling light points, radiator, part glazed door to Home office/hobbies room.

**DIRECTIONS**

From our office on Old Street, follow the road towards the Church of St Peter & St Paul, pass the church on the left and then turn into Minge Lane, follow the road round the sharp left hand bend into Gardens Walk and then first right into Ham View. Follow the cul-de-sac around the bend and number 29 is the last house on the left hand side as indicated by the Allan Morris For Sale board. For more details or to book a viewing, please call our Upton office on 01684 561411.

**AGENTS NOTE**

The Ham Nature Reserve an SSSI to the rear of the property covers 60 hectares of seasonally flooded meadowland. Although the garden of the property has flooded upto the level of the second terrace. The house itself has never flooded.





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. Other items, such as carpets and curtains, may be available by separate arrangement

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.

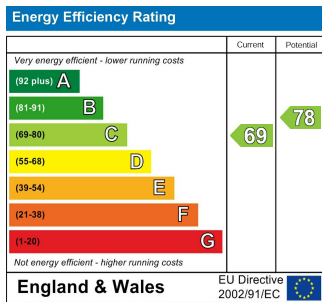
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: C69 Potential: C78

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

## EPC

## Material Information Report



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