



Allan Morris
estate agents

**1, Shire Gardens, Upton-Upon-Severn,
Worcestershire, WR8 0SX**

 **MAYFAIR**
OFFICE GROUP

Shire Gardens, Upton-Upon-Severn, WR8 0SX

A stunning high specification four bedroom detached modern home offering 2453 square feet of luxury living with a private south facing rear garden which backs onto mature woodland, located in a private cul-de-sac of three homes on the edge of Upton upon Severn. The accommodation whose specification was carefully considered and improved by the current owners at point of build comprises; entrance hall, bay windowed dual aspect sitting room with wood burner, study, 36' open plan kitchen diner and family room with bifold doors to the garden, utility, cloakroom, main bedroom with en-suite and dressing room, guest bedroom with en-suite, two further double bedrooms, large main bathroom. Specification includes; triple glazing, air source heat pump with app controlled underfloor heating downstairs and radiators upstairs, ethernet cabling to main rooms, double garage with remote operated roller shutter doors, gated driveway, and good sized private southerly rear gardens backing onto mature woodland. Viewing a must to appreciate one of the most beautiful new homes we have seen.

CANOPY PORCH

Light point, triple glazed front door with matching triple glazed window to side, leads to:

ENTRANCE HALL

Two ceiling light points, smoke alarm, travertine tiled floor with under floor heating, stairs to first floor with oak balustrade, low level LED lighting to side and storage cupboard below, oak doors to:

SITTING ROOM 21'3" max into bay x 16'4" (6.48m max into bay x 4.98m)

Front aspect triple glazed bay window and additional side aspect triple glazed window, two ceiling light points, feature oak fire surround with limestone hearth and floor mounted wood burner, underfloor heating, glazed oak double doors to kitchen/diner/family room.

STUDY 12'0" x 10'9" (3.68m x 3.28m)

Front aspect triple glazed windows, ceiling light point, oak flooring with under floor heating.

CLOAKROOM

Ceiling light point, extractor, white suite comprising: push flush WC, pedestal wash hand basin, continued travertine flooring.



OPEN PLAN KITCHEN/DINER AND FAMILY ROOM 36'3" x 15'8" narrowing to 14'4" (11.07m x 4.78m narrowing to 4.37m)

Running the full width of the rear of the property is a light and airy open plan living space offering a luxurious kitchen/diner and dual aspect family space.

Kitchen dining area - rear facing triple glazed window overlooking gardens and woodland beyond, triple glazed door to the rear garden, luxury cream kitchen comprising of a wide range of floor and floor mounted cream units with a black galaxy granite worksurface with matching island, integral 'Belfast' style sink, integral NEFF induction hob with glass and stainless steel extractor over, integral NEFF double oven, integral NEFF microwave, integral Bosch dishwasher, space and plumbing for tall American style fridge freezer, twin integral seven bottle wine fridges, space for dining table, travertine tiled flooring with underfloor heating which continues to:

Dining/family space - dual aspect with twin tall triple glazed widows to the side and bifold doors to rear giving access to a garden patio with space for outside table and chairs and outside dining and entertaining, door to:

UTILITY 10'9" x 5'10" (3.28m x 1.78m)

Recess ceiling downlighters, range of floor and wall units under a granite work

surface to match the main kitchen, inset sink unit, space and plumbing for washing machine, space for tumble dryer, matching fitted airing cupboard containing Ecodan hot water storage, continued travertine tiled floor, oak door to double garage.

LANDING

Front aspect triple glazed window, two ceiling light points, access to roof space with light and power, radiator, built in landing cupboard with slatted shelving and radiator, oak door to:

MAIN BEDROOM 16'4" x 15'8" (4.99m x 4.79m)

Rear aspect triple glazed window with southerly views over the garden to woodland beyond, two ceiling light points, radiator, doors to:

WALK IN WARDROBE 6'9" x 6'2" (2.08m x 1.90m)

Recess ceiling downlighters, wide range of fitted shelving and hanging rails.

EN-SUITE 10'4" max x 5'10" (3.15m max x 1.79m)

Rear aspect obscure glass triple glazed window, recessed ceiling down lighters, extractor, comprises: large walk in shower cubicle with both rainfall and body shower, pedestal wash hand basin with lit mirror with shaver socket over, push flush WC, heated towel rail, radiator, tiled floor.

BEDROOM TWO 16'3" x 13'3" (4.97m x 4.05m)

Front aspect triple glazed window, two ceiling light points, radiator, built in double wardrobe with hanging rail and shelving, door to:

EN-SUITE 9'1" x 5'10" (2.77m x 1.80m)

Side aspect obscure glass triple glazed window, recess ceiling down lighters, extractor, large walk in shower cubicle with both rainfall and body showers, pedestal wash basin with lit mirror and shaver socket over, push flush WC, heated chrome towel rail, radiator, tiled floor.

BEDROOM THREE 13'3" x 10'4" (4.05m x 3.16m)

Rear aspect triple glazed window, ceiling light point, radiator.

BEDROOM FOUR 12'0" x 10'9" (3.68m x 3.29m)

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

BATHROOM 11'11" x 9'8" (3.65m x 2.95m)

Side aspect obscure glass triple glazed window, recessed ceiling downlighters with additional over the bath mood lighting. Comprises: large walk in shower with rainfall and body showers, double ended bath with mixer tap over, pedestal wash hand basin with lit mirror with shower socket over, push flush WC, part tiled walls and floor, heated chrome towel rail, radiator.

GARAGE 17'7" x 17'5" (5.37m x 5.31m)

Twin front aspect remote control electric roller shutter doors, two ceiling light points, rear aspect triple glazed windows, electric car charging point, rear aspect door to rear garden.

FRONT GARDEN

Accessed via a five bar gate from Shire Gardens private road, gate opens to stone chip parking area for four to six cars and leads to a path to the front door

and a garage, front garden mostly laid to lawn with a maturing hedge to the front, paved paths laid to either side of the house.

SIDE AND REAR GARDEN

Private southerly rear garden which backs onto mature woodland. Accessed from the living area via bifold doors is an initial patio area with space for tables and chairs and outside entertaining, this opens to a lawn with flower and shrub beds and borders. External lighting, cold water taps and power points. To the rear of the garden is a summer house with a log store to the side and raised vegetable or fruit bed to the other side. The side garden has a small woodland area with a circular second paved seating area - ideal for barbeques.

DIRECTIONS

From the Allan Morris office in Upton upon Severn turn right and take the A4104 towards Welland. After passing the sports ground and then the Doctors surgery on the right hand side follow the road uphill and after a short distance take the next turning on the left (B4211) towards Longdon and Gloucester. Shire Gardens is then almost immediately on the right hand side as indicated by the Allan Morris 'For Sale' board.

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

SERVICES

Mains electricity, water and drainage are connected. Central heating is via an Air Source heat pump with underfloor heating downstairs and radiators upstairs controlled via a remote app. 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: G

ENERGY PERFORMANCE RATING

Current: B84 Potential: A100

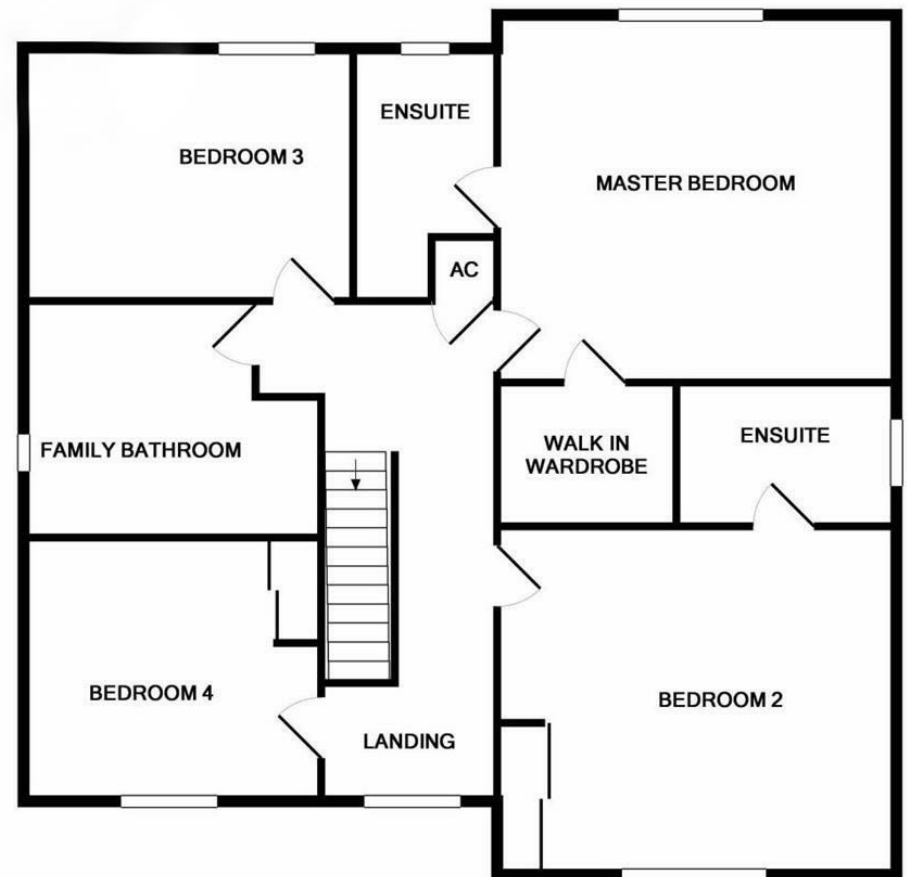
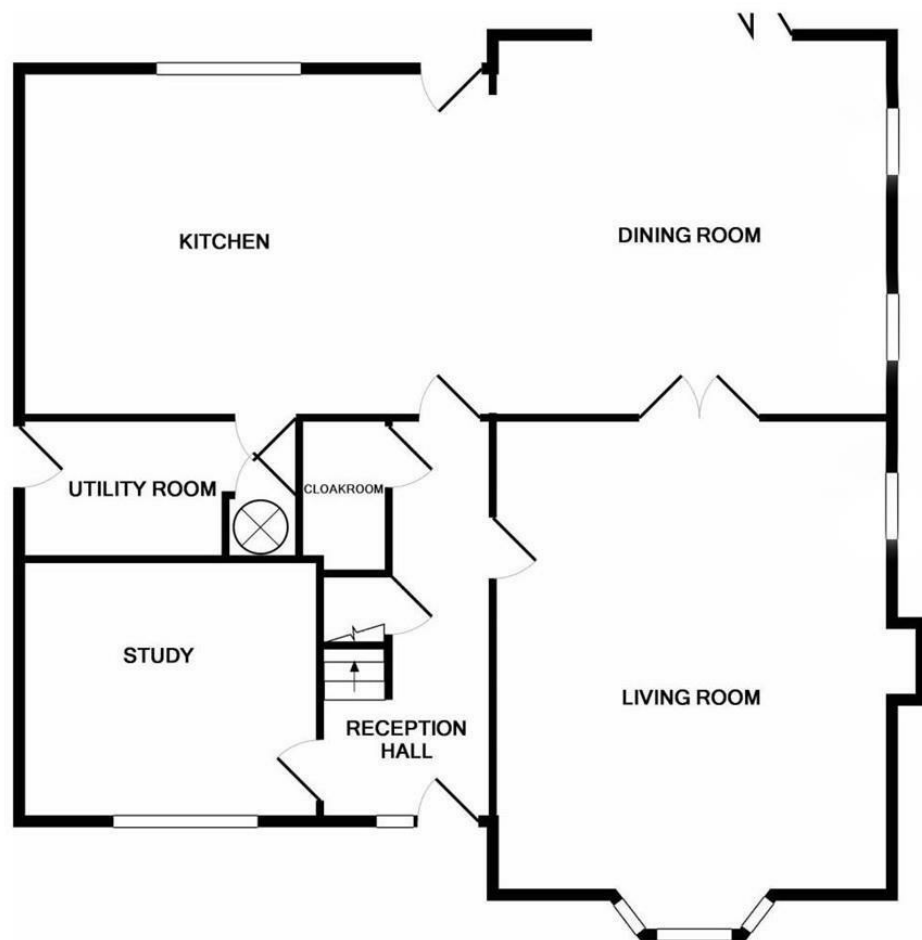
TRANSPORT LINKS

Malvern 8.5 miles; M50 Junction: 5 miles; Worcester 11.5 miles (approximate mileages)

SCHOOLS INFORMATION

Local Education Authority: Worcestershire LA: 01905 822770

ASKING PRICE - £800,000



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