



Station Road

Ripple, Nr Tewkesbury | Gloucestershire

**FOX**   
TOWN &  
COUNTRY  
HOMES

## Station Road, Ripple, Nr Tewkesbury, Gloucestershire

- The Granary - A Stunning detached barn conversion in the desirable village of Ripple
- Approximately 2000 sqft of beautifully designed living space
- Perfect blend of character and contemporary style
- Exposed ceiling and wall beams create a warm and inviting atmosphere
- Exposed brickwork and vaulted ceiling add to the unique character of the home
- Stunning wooden floors add a touch of elegance
- Striking kitchen with modernist wall and base units
- Dark-colored worktops for a stylish and contemporary look
- Four bedrooms, all with exposed ceiling beams
- Two en-suite bedrooms for convenience and privacy
- Stylish family bathroom with modern fixtures and fittings
- Elegant and bright sitting room with a Scandinavian style log burner
- Ceiling downlighters provide ample lighting options
- Utility room for practicality and storage
- Separate study/home office
- Detached double garage for parking and storage
- Outdoor entertaining area with covered dining space
- Space for a jacuzzi for relaxation and enjoyment
- Mature gardens with trees and hedging for privacy
- Unique blend of character and contemporary design
- Excellent commuter access
- Close proximity to Tewkesbury, Upton Upon Severn, Cheltenham & Worcester City.
- Potential for separate annexe
- Walking distance to a very good pub





CHAIN FREE - Fabulous, detached barn conversion situated in the desirable village of Ripple. This stunning property offers approximately 2,000 sqft of beautifully designed living space, where character and contemporary style blend seamlessly together. As you step inside, you will be greeted by exposed ceiling and wall beams, creating a warm and inviting atmosphere. The interior also features some exposed brickwork, wooden floors, and a vaulted ceiling, adding to the unique character of the barn.

The heart of this home is the striking kitchen, equipped with a range of modernist wall and base units. The dark-colored worktops create a beautiful contrast, making this room both stylish and contemporary. Whether you are a seasoned cook or simply enjoy cooking, this kitchen will inspire you.

This Granary offers four lovely bedrooms, each with exposed ceiling beams, adding a rustic charm to the space. Two of the bedrooms are en-suite, providing convenience and privacy. The stylish family bathroom is designed with modern fixtures and fittings, creating a quiet retreat for relaxation.

The sitting room is an elegant, bright space, perfect for entertaining or simply unwinding after a long day. The Scandinavian style log burner adds a cosy ambiance, while the ceiling downlighters provide ample lighting options for any occasion.

For added practicality, there is a utility room located off the kitchen, providing a functional space for laundry and storage. Additionally, a separate study/home office offers a quiet retreat for work or study.





The detached double garage provides ample space for parking and storage, ensuring your vehicles and belongings are safe and secure.

Outside, you will find a spacious entertaining area with a covered dining space, perfect for hosting guests or enjoying alfresco meals. There is also ample space for a jacuzzi, allowing you to relax and unwind in your own private spa.

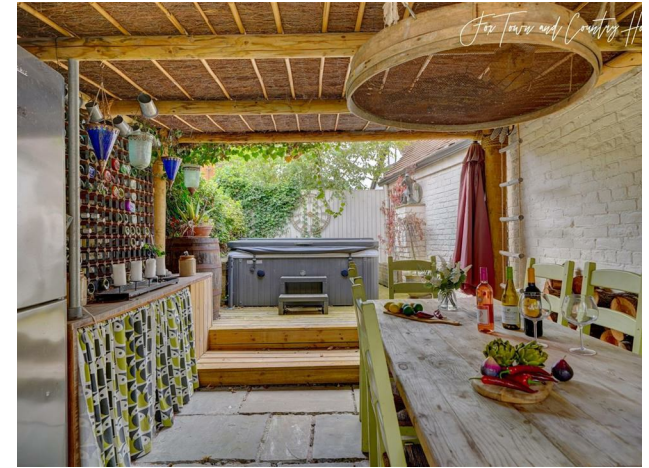
The mature gardens surrounding the property are adorned with trees and hedging, creating a peaceful outdoor area. Whether you have a keen gardener or simply enjoy the beauty of nature, these gardens are perfect for relaxing

In summary, this fabulous detached barn conversion in the desirable village of Ripple offers a unique blend of character and contemporary design. With its beautifully exposed beams, vaulted ceilings, wooden floors, and stylish features throughout, this barn is truly a dream home.

Mains Drainage - Mains Electricity - LPG - Mains Water

Administrative Deposit:

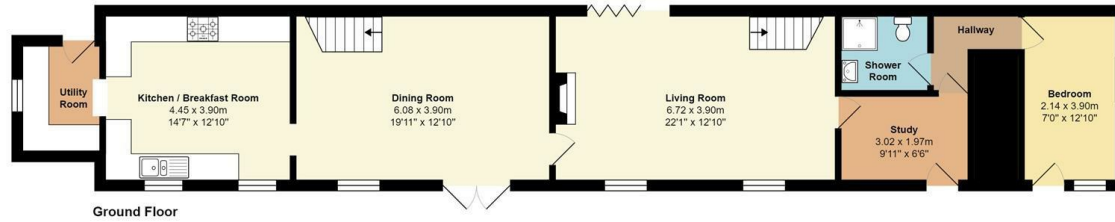
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**



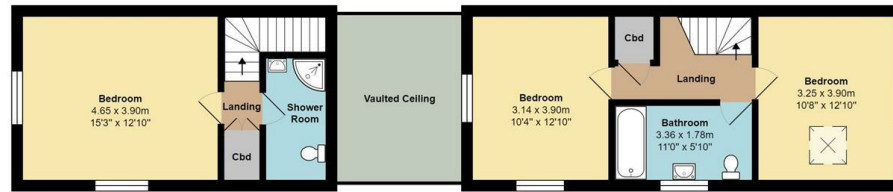
*Fox Town and Country Homes*



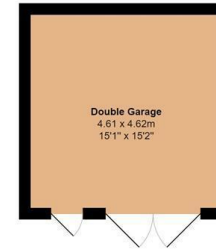
The Granary, Station Road, Ripple, GL20 6EY



Ground Floor



First Floor



Total Approx Area: 183.6 m<sup>2</sup> ... 1976 ft<sup>2</sup> (excluding vaulted ceiling)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		61	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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