



Hillsfield

Upton-Upon-Severn | Worcestershire

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COUNTRY  
HOMES



# Hillsfield, Upton-Upon-Severn, Worcestershire

## A Fully Renovated Semi-Detached Home in a Prime Location

This beautifully presented semi-detached property has been fully renovated and offers a perfect blend of modern comfort and character. Situated on a generous plot with a large garden, the home is just a short walk from the vibrant high street of Upton-Upon-Severn.

### Key Features:

**Spacious Garden Room/Home Office:** Featuring a separate bedroom, ideal for a home office, studio, or guest room.

**Large Living Room:** A bright and airy space with French doors opening onto the garden, complemented by a cosy log-burning stove.

**Dining Room:** A welcoming dining area with a corner seating and sofa, perfect for family gatherings or relaxation.

**Galley Kitchen:** A well-equipped galley kitchen with a separate utility room for added convenience.

**Three Good-Sized Bedrooms:** Upstairs, you'll find three generously sized bedrooms offering plenty of storage space and natural light.

**Downstairs Guest Bedroom:** An additional guest bedroom on the ground floor provides added flexibility.

**Sought-After Location:** Situated in a desirable area, walking distance to Upton-Upon-Severn's bustling high street, with access to local amenities, cafes, shops, and more.

**On-Street Parking:** Convenient on-street parking available.

Perfect for families or those looking for a peaceful retreat with all the conveniences of modern living, this home offers something for everyone.

The property is approached through a wooden gate and a gravel-landscaped front garden. A pretty porch leads you into the hallway, which features original parquet flooring, maintaining the charm of the home.

To the right of the hallway, you'll discover a spacious sitting room that comfortably accommodates a large corner sofa, desk, and coffee table. Dual aspect windows flood the room with natural light, while French doors open directly to the garden, creating a seamless connection between the interior and exterior spaces. The room's focal point is a log burner set within an elegant oak mantle, adding warmth and charm. A calming colour palette and a beautifully panelled feature wall complete the inviting and relaxing atmosphere.









To the left of the hallway, the family/dining room provides a welcoming space, comfortably accommodating a corner seat and table. A sofa enhances the sociable atmosphere, while the open-plan layout to the kitchen adds ease and convenience. Shutters offer both privacy and character, and solid wood flooring brings warmth to the room. The panelled wall, paired with a soft colour palette, completes the relaxed and inviting feel of the space.

The galley kitchen offers lovely views of the garden and is equipped with a Britannia range cooker, a Ciarra extractor, and an abundance of cabinetry for all your storage needs. Granite worktops add a touch of elegance, while wall shelves provide space for glassware, and a free-standing sideboard is perfect for displaying plates and fresh produce. A recessed cupboard offers extra storage space, and the sink is perfectly positioned to enjoy the scenic garden views while you work.

The utility room is well-equipped with a washing machine, tumble dryer, and fridge/freezer, offering plenty of additional worktop space and storage. It also provides access to the downstairs shower room, which includes a basin, WC, and access to the outside.

The kitchen has perfect potential to be extended out in to the garden (subject to planning permission)

A downstairs bedroom is ideal for guests and is conveniently located close to the downstairs shower room for added convenience. The sliding door to the bedroom means space is not compromised and maximises the rooms potential. It could also be utilised as a home office dependent on the needs of the home owner and the growing work from home trend

Upstairs, the master bedroom is situated at the front of the property, providing a peaceful and private retreat. It comfortably accommodates a king-sized bed, bedside tables, and features a spacious wardrobe along with a recessed cupboard for extra storage. Large windows fill the room with natural light, creating a warm and inviting atmosphere.

The family bathroom offers a luxurious retreat with a freestanding bath, a sleek countertop basin and vanity, and a high-tech, self-flushing WC with a remote control for added convenience. A heated towel rail adds comfort, and the sliding door is a clever touch to maximize space. With its soothing features, this bathroom provides the perfect calming environment to relax and unwind.









The second bedroom is positioned at the front of the property and includes a double bed, desk, and built-in wardrobe. The third bedroom, located at the rear, overlooks the garden and currently contains a single bed, desk, and wardrobe, with ample space to add a double bed if needed.

The garden is generously sized, featuring a large lawn area with a trampoline and swings. A paved patio provides a perfect space for outdoor seating, which wraps around to the side with a gate for pedestrian access and a wooden shed for storage. Additionally, there's a spacious, self-contained garden room that offers both a lounge/office area and a separate bedroom space for a double bed. Plumbing is already in place for a potential shower room if needed. The garden also includes a covered terrace with a BBQ area and seating, along with gym equipment for enjoying outdoor activities, no matter the weather.

Within walking distance to Upton upon Severn high street with all its amenities. Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, this sought after and bustling riverside town has a busy calendar of social events and festivals and is one of Worcestershire's most picturesque and popular towns.

The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

Mains Water  
Mains Electricity  
Mains Gas  
Council Tax Band C

#### 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**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.

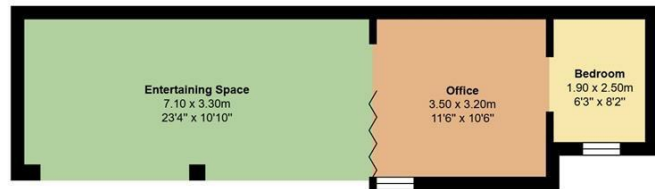
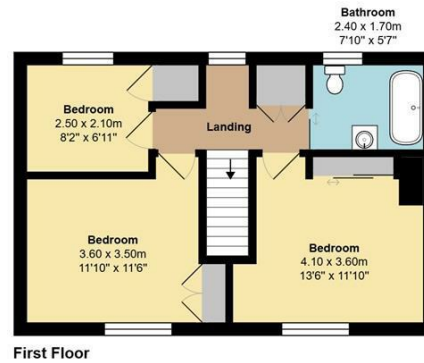
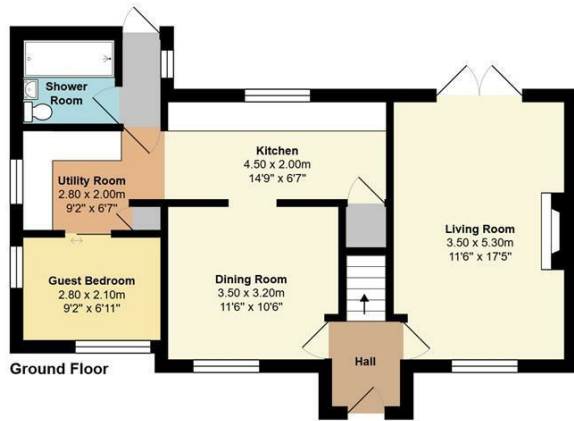








13, Hillsfield, Upton Upon Severn, WR8 0LH



Total Approx Area: 140.0 m<sup>2</sup> ... 1507 ft<sup>2</sup>  
 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			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		<b>84</b>	<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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