

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATEDLY PRESENTED NEWLY REFURBISHED DETACHED EQUESTRIAN PROPERTY SITTING IN A QUIET VILLAGE LOCATION TWO MILES FROM THE HISTORIC UPTON UPON SEVERN, OFFERING UNINTERRUPTED VIEWS, SPACIOUS ACCOMMODATION WITH FIVE BEDROOMS (TWO WITH EN-SUITES), APPROXIMATELY TWO ACRES OF Paddock, STABLING AND LOVELY GARDEN AND AMPLE OFF ROAD PARKING. THE PROPERTY ALSO BENEFITS FROM A SEPARATE TWO BEDROOMS ANNEXE WITH GARDEN, PARKING AND CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET. EPC "D"

The Vines – Offers in Excess of £1,100,000

The Vines, Baughton, Worcestershire, WR8 9DQ



Location & Description

The property is situated in the village of Baughton, approximately 2 miles from the historic riverside town of Upton upon Severn.

Upton serves a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year and is located 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 including the new Worcester Parkway and Malvern.

Property Description

The Vines is a unique property newly refurbished, set in a quiet village location beautifully set back from the road and accessed via electric gates. The driveway leads to the ample off road parking for the main house which benefits from double glazing throughout. The property was originally built in the 1980's and has been sympathetically extended incorporating character features with the benefits of a modern home set in three acres with two of these being secure fenced paddocks with three stables and a tack room making it perfect for the equestrian enthusiast.

The main house offers wonderful uninterrupted views over open countryside, spacious and flexible accommodation ideal for family living having a large open plan dining kitchen, snug, living room, office, sunroom and gym. On the first floor there are five bedrooms, two of which benefit from en-suite facilities.

Within the grounds is a separate two bedroom annexe which is currently a profitable holiday let with a private garden and off road parking for two vehicles, but could also be used by a dependant relative or family member.

Under the wood framed storm porch is the wood front door opening to

Entrance Hall

Carpet, two ceiling light fittings, two radiators and windows to two sides. Storage cupboard. Walk in cupboard with double glazed window and ceiling light fitting. Exposed beams and panelling. Open to inner hall (described later) and double wood doors with glass panels opening to

Dining Kitchen 7.78m (25ft 1in) x 8.86m (28ft 7in) L-shaped maximum

A good sized room with tiled floor throughout. Dining area with tiled floor, large double glazed window to front aspect, radiator and three ceiling light fittings. Wood burning stove and open to the snug (described later). Space for a large dining room table. Open to the kitchen with tiled floor continued. Spotlights, double glazed windows to two aspect and double glazed door opening to rear garden (described later). Range of base and eye level units with wood surface over. One and a half bowl sink with waste disposal. Integrated **DISHWASHER**, eye level **DOUBLE OVEN** and integrated **AEG MICROWAVE**. Spice cupboard and space for a large fridge freezer. Matching central island with **AEG induction HOB, EXTRACTOR, WINE FRIDGE** and pop up **CHARGER**. Dresser unit. Door opening to

Pantry 2.14m (6ft 11in) x 1.39m (4ft 6in)

A useful walk in room with spotlights, space for a fridge freezer, shelves and side board.

Utility 3.54m (11ft 5in) x 3.20m (10ft 4in)

Tiled floor, ceiling light fitting, radiator, double glazed windows to side and rear aspect. Composite door opening to garden (described later). Base level units with worksurface over and ceramic sink with drainer. Space for a washing machine. Door opening to

Laundry Room 3.10m (10ft) x 1.06m (3ft 5in)

Tiled floor, spotlights and a floor mounted boiler. Space for a washing machine and dryer. Storage cupboard housing hot water cylinder

Snug 5.35m (17ft 3in) x 3.07m (9ft 11in)

Carpet and spotlights

Inner Hall

Carpet, ceiling light fitting, radiator, understairs storage and oak staircase to first floor. Doors opening to study and living room (both described later). Door opening to

WC 1.58m (5ft 1in) x 1.47m (4ft 9in)

Tiled floor, ceiling light fitting and radiator. Low level WC and wash hand basin

Study 3.44m (11ft 1in) x 2.04m (6ft 7in) L-shaped maximum

Carpet, ceiling light fitting, radiator and double glazed window to side aspect. Storage cupboard and fitted desk

Living Room 9.55m (30ft 10in) x 4.65m (15ft)

Carpet, four wall mounted lights, two radiators, double glazed windows to side and rear aspect. Exposed beams, inglenook fireplace with wood burning stove. Door opening to

Garden Room 6.40m (20ft 8in) x 4.90m (15ft 10in)

Wood effect floor, ceiling light fitting, radiator and double glazed window. Two bi-fold doors and door opening to

Gym 4.83m (15ft 7in) x 2.97m (9ft 7in)

Wood effect floor, spotlights, feature lighting and two double glazed windows. Bi-fold doors opening onto the deck and door opening to

Shower Room

Wood floor, tiled walls, extractor and spotlights. Walk in shower with dual shower head

FIRST FLOOR

Landing





Carpet, two ceiling light fittings, light tunnel and radiator. Beamed ceiling. Doors opening to bedrooms 2 and 4 (both described later) Open to

Inner Hall

Carpet, ceiling light fitting, beams and original wood panelling. loft access point. Doors opening to bedrooms 1, 3, 5 and shower room (all described later). Door opening to

Master Suite 5.32m (17ft 2in) x 4.68m (15ft 1in)

Wood effect floor, ceiling light fitting, radiator, double glazed windows to rear and side aspect with views to the Malvern Hills. Walk in wardrobe with loft access point. Door opening to

En-Suite Shower Room 2.66m (8ft 7in) x 2.17m (7ft)

Wood effect floor, partially tiled walls, spotlights and extractor. Radiator and double glazed window. Low level WC, vanity wash hand basin and walk in shower cubicle

Bedroom 5 3.15m (10ft 2in) x 2.82m (9ft 1in) minimum areas of restricted height

Wood effect floor, ceiling light fitting, radiator and double glazed window

Bedroom 3 4.65m (15ft) x 2.82m (9ft 1in) minimum irregular shape

Carpet, ceiling light fitting and double glazed window with views. Exposed beams and two handcrafted store cupboards. Radiator and eaves storage

Bedroom 4 3.38m (10ft 11in) x 2.82m (9ft 1in) minimum Carpet, ceiling light fitting and two double glazed windows with views. Radiator and built in wardrobes

Secondary Suite 8.19m (26ft 5in) x 3.54m (11ft 5in) maximum areas of restricted head height

Carpet, spotlights, two radiators and double glazed window to rear aspect. Two Velux windows, wardrobe (available by separate negotiation) in the dressing area and door opening to

En-suite Bathroom 3.44m (11ft 1in) x 1.83m (5ft 11in)

Wood effect floor, spotlights, radiator and extractor. Low level WC, vanity wash hand basin and panelled bath with hand held shower

Outside A covered outside seating area offers the perfect spot for entertaining and a substantial composite deck ideal for barbeques and enjoying an evening tittle. There is an additional covered dining area with light and power, which has been built to cater for a hot tub if desired.

A bespoke tree house will keep children occupied for hours.

A lawned area overlooks the fully secured and fenced two acres of paddock with open shelter, log store and separate access. Within a smaller paddock sits the three stall stable block and tack room. A pathway leads around to the rear of the property where a further lawned area can be found, oil tank for the main house and **TWO SHEDS**

Bin Store Area With mature trees and shrub borders.

Additional area of storage area to the rear of the annexe and **LOG STORE**

Annexe

Composite front door opening to

Dining Kitchen/ Living Room 6.02m (19ft 5in) x 9.76m (31ft 6in) maximum L-shaped Split into two areas

Dining Kitchen Wood effect floor, spotlights, radiator, double glazed window to front aspect and double glazed window with obscured glass to rear aspect. Range of base and eye level units with work surface over and matching breakfast bar. Ceramic sink. Under counter **FRIDGE** and **FREEZER. OVEN** and three ring electric **HOB** with **EXTRACTOR** over. Integrated **DISHWASHER**. Stairs to first floor and door to utility (described later). Open to

Living Room Wood effect floor, spotlights, full length window and double glazed door opening to garden (described later)

Utility Room Wood effect floor, spotlights, double glazed window with obscured glass and space for a washing machine. Cupboard housing boiler and door opening to

Bathroom 2.73m (8ft 10in) x 2.01m (6ft 6in) Tiled floor, partially tiled walls, spotlights and extractor. Double glazed window with obscured glass and heated towel rail. Low level WC, wash hand basin, panelled bath and shower cubicle with mains shower

FIRST FLOOR

Landing Carpet, spotlights and doors to all rooms

Bedroom 1 4.13m (13ft 4in) x 3.20m (10ft 4in) Carpet, spotlights, radiator and two Velux windows with views to the Malvern Hills

Bedroom 2 3.75m (12ft 1in) x 3.15m (10ft 2in) Carpet, spotlights, radiator and Velux window with views

WC 1.52m (4ft 11in) x 1.24m (4ft) Wood effect floor, spotlights, extractor, low level WC and wash hand basin

Workshop 6.20m (20ft) x 2.48m (8ft) Situated to the rear of the annexe having light and power

Outside A large gravel patio area is perfect for enjoying the sunshine and al fresco eating. The remaining garden is laid to lawn with a hedge border and access to the oil tank. A gravelled pathway leads down the garden to a parking area for two vehicles

Agents Notes

The agents have been made aware that a planning condition of the annexe restricts long term lets and must either be kept to short term/holiday lets

Directions

From the agent's Upton office, proceed over the river bridge (A4104) continuing to the junction with the A38 Worcester to Tewkesbury road. Turn left and then immediate right, on the Pershore road (A4104). Follow this road and take the left turn just after The Jockey Pub. Following this please take the first left and follow the road where the electric gates can be found in front of you



Services

We have been advised that mains electric, water and drainage are connected to the property. Heating is provided by way of oil. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (62).

The Vines, Baughton, Earls Croome, Worcester, WR8

Approximate Area = 3719 sq ft / 346 sq m
Annexe = 930 sq ft / 86 sq m
Outbuildings = 635 sq ft / 59 sq m
Total = 5284 sq ft / 491 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©rischem 2022. Produced for John Goodwin Estate Agents. REF: 868133

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

