

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED DETACHED BUNGALOW SITUATED IN A RURAL SETTING CLOSE TO THE TOWN OF UPTON UPON SEVERN OFFERING THREE BEDROOMED ACCOMMODATION WITH SPECTACULAR VIEWS TOWARDS THE RIVER SEVERN. THE PROPERTY BENEFITS FROM 4.28 ACRES INCLUDING TWO PADDOCKS, STABLING FOR UP TO 5 HORSES, POTENTIAL TO CREATE A MENAGE, COLOURFUL MATURE GARDEN, AMPLE OFF ROAD PARKING AND DOUBLE GARAGE. EPC "F"

Gildridge - Guide Price £835,000

Gildridge, Uckinghall, Tewkesbury, Worcestershire, GL20 6EP

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Gildridge

Location & Description

The village of Uckinghall enjoys a convenient location on the borders of Worcestershire and Gloucestershire. It is situated close to the eastern banks of the River Severn approximately two miles south of the historic town of Upton upon Severn which provides a comprehensive choice of amenities. Further and more extensive amenities and facilities are available in the nearby Towns and Cities of Worcester, Tewkesbury and Cheltenham.

Property Description

Gildridge is a well presented detached bungalow enjoying in a private position within the village of Uckinghall, benefitting from double glazing and electric heating throughout.

The property currently offers dining kitchen, sitting room, three bedrooms, recently re-fitted bathroom and sits within 4.28 acres. Outside there is a colourful well cared for garden with stunning views towards the River Severn. The remaining outside space is made up of two secure paddocks with stabling for up to five horses, tack/feed room and offering the potential to create a menage.

The driveway leads to ample off road parking and double garage. A five bar gate takes you to the barns/ potential stables. To the side of the property is a gate opening to the rear garden. A pathway takes you to the UPVC front door with obscured glass which opens to

Entrance Hall

Tiled floor, pendant light fitting, electric radiator and double glazed window to front aspect. Door opening to inner hall (described later) and door opening to

Boot Room

Tiled floor, pendant light fitting and double glazed window with obscured glass to front aspect

Inner Hall

Carpet, ceiling light fitting, double glazed window to front aspect, two wall mounted lights and electric radiator. Loft access point. Door to airing cupboard housing lagged hot water cylinder with shelving. Door opening to additional storage cupboard with wood effect floor and hanging rail. Doors to all rooms

Dining Kitchen 4.80m (15ft 6in) maximum x 5.06m (16ft 4in)

A bright room split into two areas

Kitchen

Tiled floor, ceiling light fitting and double glazed window to side aspect looking over the paddock. Range of base and eye level units with worksurface over and tiled splashback. Stainless steel sink with drainer. Four ring induction **HOB** with **EXTRACTOR** over. Eye level **DOUBLE OVEN** with **WARMING DRAWER** beneath. Integrated **FRIDGE FREEZER**. Space for a washing machine and space for a dishwasher. Door opening to **PANTRY**. Open to





Dining Area

Tiled floor, ceiling light fitting, electric radiator and double glazed window to side aspect looking over the paddock. Space for a dining room table. Double doors opening to

Sitting Room 6.04m (19ft 6in) x 3.66m (11ft 10in)

Carpet, ceiling light fitting, electric radiator and large double glazed window to rear aspect with lovely views across the garden towards the paddock. TV point and telephone point. Electric fire set with a stone surround and wood mantle, extending to create a TV stand. Door opening to inner hall

Bedroom 1 4.28m (13ft 10in) x 3.20m (10ft 4in)

Carpet, pendant light fitting, electric radiator and large double glazed window to rear aspect with views over the garden towards the paddock

Bedroom 2 3.49m (11ft 3in) x 3.20m (10ft 4in)

Carpet, pendant light fitting and large double glazed window to rear aspect with views over the rear garden towards the paddock

Bedroom 3 2.40m (7ft 9in) x 2.79m (9ft)

Wood effect floor, pendant light fitting, double glazed window to front aspect and electric radiator

Office 1.94m (6ft 3in) x 1.70m (5ft 6in)

Vinyl floor, ceiling light fitting, extractor and double glazed window with obscured glass to front aspect

Bathroom 2.04m (6ft 7in) x 1.70m (5ft 6in)

Recently fitted. Vinyl floor, spotlights, heated towel rail and double glazed window with obscured glass to front aspect. Extractor and wall mounted electric heater. Partially tiled walls. Low level WC, double ended bath with shower attachment, vanity wash hand basin with storage below and sensorerd mirror over

Outside

To the rear of the property is a secure garden offering stunning views towards the River Severn.

A patio area offers the perfect spot to soak up the sunshine throughout the day and into in the evening.

The remaining garden is laid to lawn with colourful and well maintained borders. A pond within the garden is a delightful feature.

Gated access opens to the smaller of two paddocks. A gate on the opposite side of the paddock leads to the largest **STABLE (24ft x 12ft)** with attached feed/tack room and also provides access to the main paddock. Sitting within the paddock is an open shelter that could be divided and made into a further stable block for two horses.

A large **BARN** also offers potential, currently used as stabling for one horse and an open shelter, this could also be divided up to create a stable block. Water and power are connected.

Double Garage

Power and light. Windows to rear and side aspect



Directions

From the agents office in Upton upon Severn proceed left onto Church Street and upon reaching the mini roundabout, take the 2nd exit, taking the bridge over the River Severn. Continue until the staggered crossroads with the A38 and turn right towards Tewkesbury. Take the 2nd right signed Ripple. Follow this road until you reach a staggered crossroads. Take the right hand turn signposted Uckinghall. Continue along this road going over a railway bridge, this will bring you to a 30 mph speed limit and the village of Uckinghall. Follow the road through the village going round a tight right and left hand bend. As the road begins to rise up out of Uckinghall the driveway can be found on the right hand side between two conifer hedges.



Services

We have been advised that mains water, electric and drainage are connected to the property. 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 imply 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 Upton upon Severn Office, Tel: 01684 593125

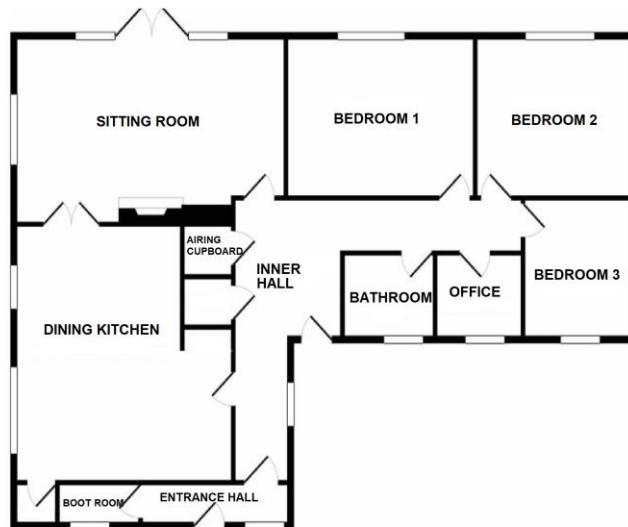
Council Tax

COUNCIL TAX BAND "E"

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 F (35).



Malvern Office
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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.

