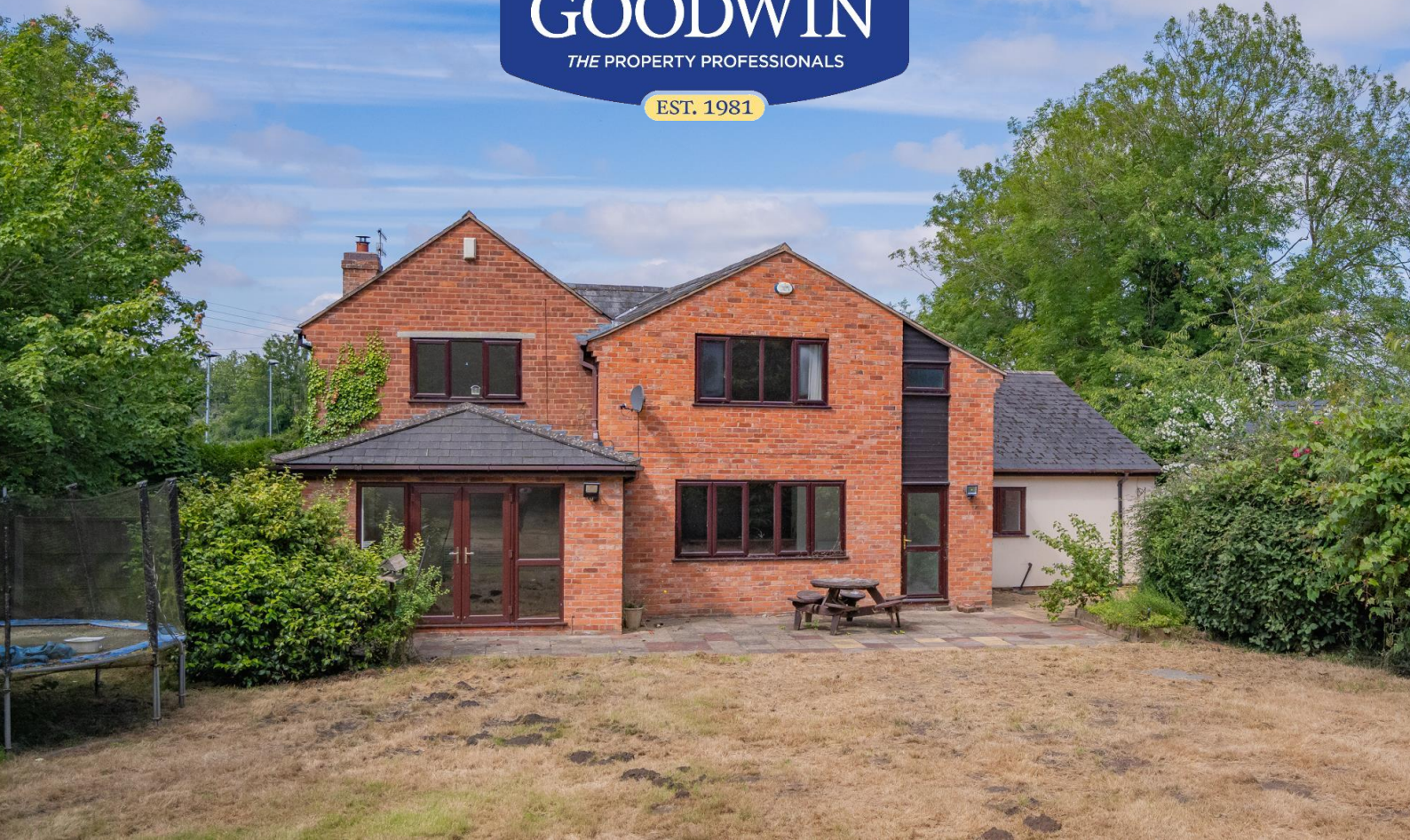


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY SIGNIFICANT DETACHED HOUSE ENJOYING A LOVELY SETTING IN LARGE GARDENS OVERLOOKING OPEN COUNTRYSIDE ON THE OUTSKIRTS OF KEMPSEY VILLAGE AND OFFERING EXTENDED AND FLEXIBLE ACCOMMODATION INCLUDING AN ENTRANCE HALL, CLOAKROOM WITH WC, LOUNGE, DINING ROOM, OPEN PLAN KITCHEN/FAMILY ROOM, UTILITY ROOM, OFFICE/PLAYROOM, SEPARATE WC, FOUR BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM), FAMILY BATHROOM, GAS FIRED CENTRAL HEATING (AND SOLAR PANELS), DOUBLE GLAZING, PRIVATE OFF ROAD PARKING AND LARGE DETACHED GARAGE. EPC RATING 'C'.

## Appletree Cottage – Guide Price £700,000

31 Napleton Lane, Kempsey, Worcester, Worcestershire, WR5 3PX

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# Appletree Cottage

## Location & Description

The property enjoys a quiet setting on the outskirts of the highly regarded and well served village of Kempsey, approximately 3 miles south of the city of Worcester and just 6 miles north of the riverside town of Upton upon Severn. Within the village there is a church, primary school, a local shop/stores, a village hall and three pubs. Approximately a mile away on the outskirts of Worcester there is a nearby filling station and a Waitrose supermarket.

Transport communications are excellent. There are two mainline railway stations in Worcester and Junction 7 of the M5 motorway is only a few minutes drive away. For those who enjoy outdoor life there are many countryside walks along the nearby River Severn and on the Malvern Hills.

## Property Description

Originally believed to date back to the 1800's Appletree Cottage has been the subject of significant extension and alteration in more recent years. It now offers extremely generous and flexible family accommodation on two floors and has the added benefit of gas fired central heating and double glazed windows.

On the ground floor a large entrance hall leads to a cloakroom with WC, a lounge, separate dining room, a very spacious open plan kitchen/family room, utility room, a playroom that doubles as an office and a separate WC. On the first floor a landing leads to four bedrooms, one of which has its own en-suite shower room. There is also a contemporary family bathroom.

Outside a gated entrance leads on to a gravelled driveway which provides parking for several vehicles and leads to a more recently erected detached garage alongside which are two small garden stores of timber construction.

One of the great strengths of Appletree Cottage is its setting in a large private garden of approximately half an acre. From the front and side of the property are views across adjacent open countryside.

## Ground Floor

### Porch

With external light and double glazed door to

### Reception Hall 3.82m (12ft 4in) x 3.25m (10ft 6in)

A spacious hall with stairs leading to first floor, ceiling downlighting, radiator, meter cupboard and archway to lobby. Double glazed window, radiator and door to

### Cloakroom

Half tiled and having close coupled WC and wash basin with mirror above.

### Office/Playroom 5.45m (17ft 7in) x 5.04m (16ft 3in)

With double glazed door leading into front garden, double glazed windows to front aspect. Radiator, fitted shelving and worktops, stainless steel sink with mixer tap, worktop to one side and cupboards below, built-in wardrobe with shelving, door leading to

### Separate WC

Close coupled suite, vanity wash hand basin, chrome heated towel rail and built-in cupboard housing the gas fired central heating boiler and the controls for the solar panels.

### Dining Room 4.65m (15ft) minimum (excluding bay window) x 4.13m (13ft 4in)

Approached from the main reception hall. Double glazed bay window to front aspect, former fireplace with flagstone hearth, four wall light points, two radiators and double glazed window to side aspect.





**Open Plan Kitchen/Family Room 6.40m (20ft 8in) x 6.14m (19ft 10in) overall**

Approached from the hall. This room is effectively in two sections including the Kitchen 14'5 x 10'8 with range of fitted floor and eye level cupboards with work surfaces, tiled surrounds and pelmet lighting. Integrated one and half bowl stainless steel sink with mixer tap. Space for cooker with extractor canopy above. Space also for dishwasher. Ceiling downlighting, radiator, ceramic tiled floor, door to Sitting Room (described later). Family Room 19'9 maximum x 8'10 with ceramic tiled floor, two radiators, double glazed windows overlooking rear garden and double glazed door leading into the garden itself. Door also to

**Utility Room 3.54m (11ft 5in) x 2.09m (6ft 9in) maximum**

Space for fridge/freezer, plumbing for washing machine, cupboard housing the factory lagged hot water cylinder with immersion heater and fitted shelving. Inspection hatch to roof space. Double glazed window overlooking rear garden.

**Lounge 6.82m (22ft) x 4.08m (13ft 2in)**

Accessed from the kitchen. Two radiators, ceiling downlighting, double glazed window overlooking the rear garden with double glazed door leading into garden itself. Further double glazed window to side aspect.

**First Floor**

**Landing**

Velux window, access to roof space.

**Bedroom 6.43m (20ft 9in) x 3.72m (12ft) maximum**

Two radiators, built-in wardrobes with hanging rails and shelving, double glazed window to rear aspect.

**En-suite Shower Room 2.17m (7ft) x 2.22m (7ft 2in)**

Fully tiled and having double shower cubicle with glass doors and tiled surround, close coupled WC, pedestal wash basin, extractor fan, shaver point, radiator, built-in linen cupboard with slatted shelving, double glazed window to rear aspect.

**Bedroom 3.64m (11ft 9in) x 3.46m (11ft 2in) excluding wardrobes**

Radiator, fitted shelving, access to roof void, built-in double wardrobe with hanging rail and shelving, double glazed window to front aspect.

**Bedroom 3.44m (11ft 1in) x 2.82m (9ft 1in) minimum**

Built-in wardrobe with hanging rail, radiator, double glazed window to rear aspect.

**Bedroom 3.15m (10ft 2in) x 2.71m (8ft 9in)**

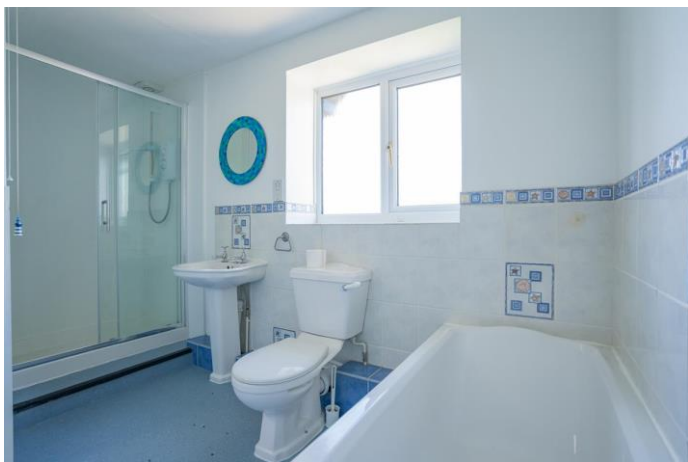
Radiator and double glazed window to side aspect.

**Bathroom 3.59m (11ft 7in) x 2.25m (7ft 3in) maximum**

Half tiled and having a white suite comprising panelled bath, close coupled WC, pedestal wash basin with splashback and mirror above, fully tiled shower cubicle, extractor fan, heated towel rail, linen cupboard with slatted shelving, double glazed window to front aspect.

**Outside**

A gated access leads on to a gravel driveway providing parking for several vehicles and leading to a contemporary Detached Garage 18'5 x 12'7 with up and over door, glazed side door, lighting and power connected. Alongside the garage is a garden SHED of timber construction and behind it a second STORE also of timber construction. The driveway is flanked to either side by level lawns, well established herbaceous and ground cover borders, attractive shrubs and a variety of ornamental and fruit trees. To one side of the house is an enclosed gravelled area with further hedging and shrubs. The driveway leads to a secure gated entrance into the large rear garden and to a paved seating area. The rear garden itself is laid to lawns with numerous shrubs and some particularly impressive trees. It is very private, enclosed as it is by hedging and fencing. There is also a small SUMMERHOUSE of timber construction. At strategic points there is external power and lighting.



## Directions

From the city of Worcester proceed due south along the A38 Bath Road. Continue to the outskirts of the city where you will come to a roundabout with the Harvester Inn on your left hand side. Continue straight on where after approximately three hundred yards you will see the Toby Inn on your right. Continue straight over the next roundabout still following the A38 towards Tewkesbury. Carry on for approximately a mile into the village of Kempsey. Drive through the village centre (past the Crown Inn on your left and past the Talbot on your right). Napleton Lane is the second turn to the left after the Talbot. Follow the lane for some distance, past the right hand turn to Elgar Drive. As the road begins to narrow you will see the driveway to Appletree Cottage on your left.



## Services

We have been advised that mains services 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 formally 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

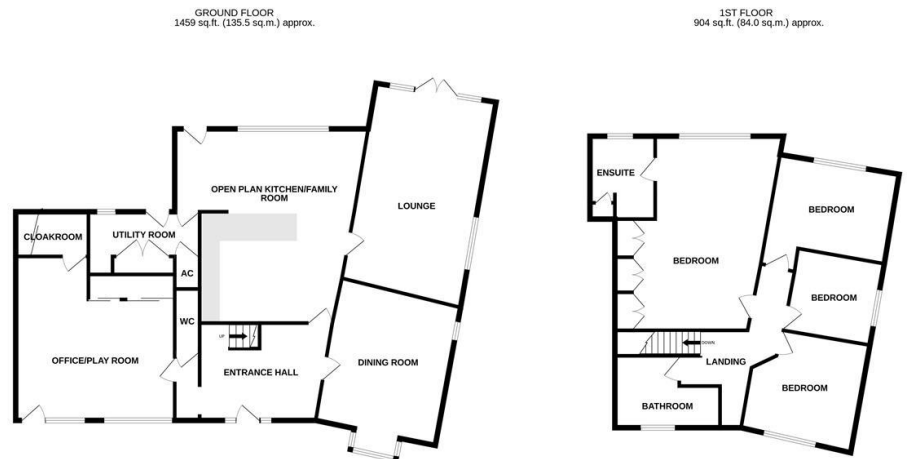
## Council Tax

COUNCIL TAX BAND 'F'

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is (C) 78.



31 NAPLETON LANE  
TOTAL FLOOR AREA: 2363 sq.ft. (219.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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**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.



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