

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SET WITHIN A WONDERFUL LANDSCAPED AND PLANTED GARDEN A BEAUTIFULLY SITUATED AND EXTENDED PERIOD COTTAGE LOCATED IN THIS HIGHLY SOUGHT AFTER VILLAGE AFFORDING CHARACTERFUL ACCOMMODATION BENEFITTING FROM AMPLE OFF ROAD PARKING AND A DETACHED GARAGE WITH USEFUL ROOM OVER. EPC RATING "E".

Old Vicarage Cottage - Guide Price £650,000

Longdon, Tewkesbury, GL20 6AT

4 3 2



Old Vicarage Cottage

Location & Description

The village of Longdon is situated on the Gloucestershire border with Worcestershire approximately four miles south of Upton upon Severn and just approximately 5.3 miles east of Tewkesbury. Tewkesbury provides a comprehensive range of amenities, whilst Cheltenham, Malvern and Worcester which are all within easy striking distance provide more extensive shopping and cultural facilities as well as a choice of excellent independent and state schools including the nearby Bredon School. Sport is well catered for with National Hunt Racing at Cheltenham, Worcester and Stratford upon Avon. Transport communications are excellent. Junction 1 of the M50 and Junctions 8 and 9 of the M5 are all within immediate driving distance and provide direct links to the Midlands, South West, South Wales and London. There are mainline railway stations in Worcester, Cheltenham, Gloucester and nearby Malvern.

Property Description

The property is approached via a gated driveway leading to the block paved drive proceeding up to the front of the house where it opens to allow ample parking for vehicles and giving access to the detached brick built garage. To the right hand side of the driveway is a beautiful shaped lawn with planted beds offering a variety of colour and vibrance throughout the year via its array of plants and shrubs all enclosed by a fenced perimeter.

The cottage itself offers period character and charm and was extended in 1992 and modernised throughout. The light and airy rooms benefit from double glazing and LPG central heating and are well proportioned and are ideal for family living or those looking for a tranquil village existence. The front of the property is a mix of brick and timber construction set under a pitched tiled roof. The accommodation throughout is light and airy. The hardwood front door with glazed insets and matching double glazed side panel is set under a pitched tiled roof and opens through to

Entrance Porch

Double glazed window to side. Multi-panel glazed door opens through to

Entrance Hall

Ceiling light point, radiators and being open via the wooden lattice wall to the dining room. Further wooden panelled doors open through to Bedroom 4/Reception 3, Breakfast Kitchen and through into

Cloakroom

Refitted with a white low level WC and wall mounted wash hand basin, obscured double glazed window to side, ceiling light point. Tiled splashbacks to half height and radiator.

Breakfast Kitchen

This is a wonderful, light and airy, family orientated space positioned to the rear of the property and overlooking the rear courtyard style garden which again is planted with wonderful flora. The room is divided into two main areas consisting of

Kitchen 3.07m (9ft 11in) x 3.54m (11ft 5in)

Fitted with a range of wooden fronted farmhouse style Shaker style drawer and cupboard base unit with rolled edge worktop over and matching wall units incorporating underlighting. Stainless steel Delonghi **LPG RANGE COOKER** with extractor over. Set under the double glazed window to rear is a one and a half bowl ceramic sink with mixer tap and drainer. Wall mounted Viessman boiler. Inset ceiling LED spotlights, radiator, tiled splashbacks. A wooden stable door with glazed insets opens to the rear courtyard garden. A tiled floor flows throughout this area through a feature archway into

Breakfast Room 4.03m (13ft) x 3.38m (10ft 11in)

Double glazed window to rear, ceiling light point, radiator. Additional work surface space with space and connection point for washing machine and further kitchen white goods under. Exposed ceiling and wall timbers.

Dining Room 4.03m (13ft) x 3.38m (10ft 11in)

Positioned in the centre of the house and enjoying an open wooden balustraded staircase rising to first floor. Double glazed window to front, exposed timbers to walls. Useful understairs recess, glazed multi-panelled wooden door opens through to





Sitting Room 5.97m (19ft 3in) x 4.49m (14ft 6in)

A wonderful triple aspect room with double glazed windows to front, rear and side. The main focal point of this room is a wonderful fireplace with exposed brick back and with a wood burning stove set onto a tiled hearth with wooden mantel. Wall light point, ceiling light point, wooden lintels over windows. Radiators.

Reception Room 3/Bedroom 4 2.73m (8ft 10in) maximum x 2.37m (7ft 8in)

Double glazed window to front, ceiling light point, radiator. Useful storage cupboard. A useful and flexible space.

First Floor Landing

Loft access point, ceiling light point, airing cupboard housing the pressurised hot water cylinder and useful shelving. Doors opening through to

Master Bedroom 5.89m (19ft) maximum x 4.34m (14ft) maximum

A double glazed dormer window to front and rear flooding the room with natural light. A good sized double bedroom with ceiling light point, radiator and a range of fitted wardrobes with hanging space and cupboards over. Radiators and door opening through to

En-suite

Refitted with a white low level WC and Victorian style wash hand basin with corner shower enclosure with thermostatic controlled shower over. Double glazed window to side, ceiling light point and extractor fan. Victorian style radiator, chrome heated towel rail. Walls finished in complimentary tiling.

Bedroom 2 5.01m (16ft 2in) maximum x 3.54m (11ft 5in) maximum

Double glazed dormer window to front, ceiling light point, radiator, exposed ceiling and wall timbers. A good sized bedroom with eaves storage.

Bedroom 3 3.75m (12ft 1in) maximum into dormer x 3.44m (11ft 1in)

Double glazed dormer window to rear, ceiling light point, radiator.

Bathroom

Having been refitted by the current owners and comprises a Victorian style low level WC, panelled bath and corner shower enclosure with thermostatic controlled shower over, incorporating a rainfall and hand held shower unit. Victorian style pedestal wash hand basin. Radiator with chrome heated towel rail. Exposed wall and ceiling timbers. Double glazed dormer window to front, tiled splashbacks, wall mounted shaver point and ceiling light point as well as extractor.

Outside

To the rear there is a beautiful enclosed courtyard style garden offering a wonderful paved seating area directly outside of the rear door with a retaining wall behind which is beautifully planted beds. The patio area continues to behind the garage where there are raised beds. The garden further benefits from two wooden **SHEDS** and gated pedestrian access to front. Set under the metal stairs rising to the room over garage (described later) is the ornamental pond.

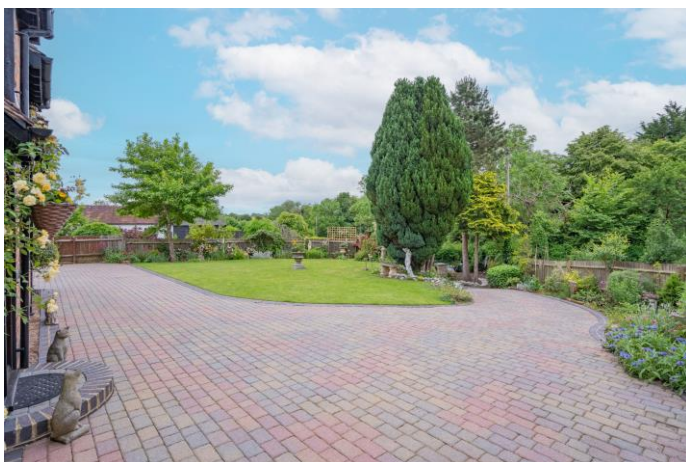
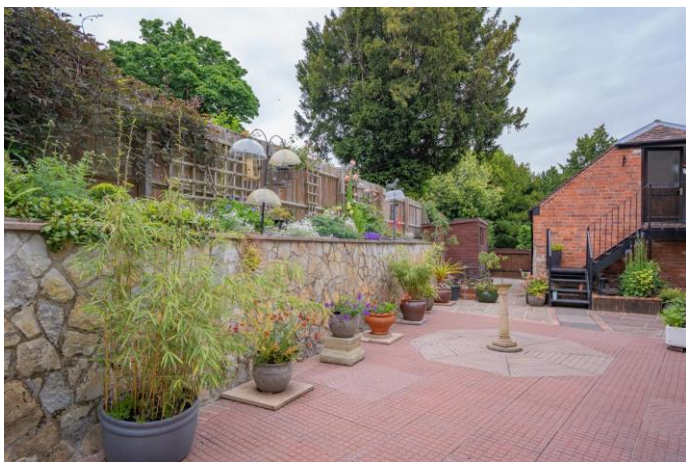
Garage 4.21m (13ft 7in) x 5.11m (16ft 6in)

A good sized double garage with double wooden vehicle doors to front, light and power.

Home Office/Play Room 4.11m (13ft 3in) maximum into limited headroom x 4.88m (15ft 9in)

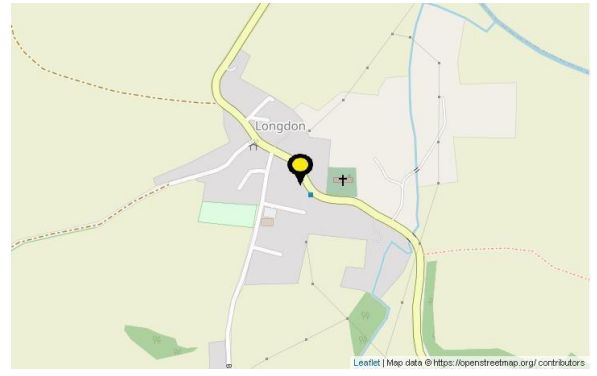
Accessed via steps leading from the rear courtyard and at the top is an obscured glazed wooden door opening through to this versatile and flexible space with double glazed skylight to front and further double glazed window to side. Light and power.

The garden both to the front and rear is enclosed by a fenced and hedged perimeter and there are various outside water taps and light points.



Directions

From Upton upon Severn proceed south along Old Street, leaving the town and proceeding uphill past Upton Surgery on your right hand side. After a few hundred yards at the top of the hill turn left onto the B4211 towards Longdon. Follow this route for a short distance past the Drum and Monkey on your right hand side. Continue for almost two miles into the village of Longdon. In the centre of the village you will notice St Mary's Church on your left hand side. The driveway to Vicarage Cottage is just past the church on the right hand side.



Services

We have been advised that mains electric, water and drainage, LPG central heating with sunken tank in front garden. 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 Upton upon Severn Office, Tel: 01684 593125

Council Tax

COUNCIL TAX BAND "E"

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 E (52).



Total floor area 202.9 m² (2,184 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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