

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED DETACHED CHALET BUNGALOW SITUATED IN THE IDYLIC RURAL LOCATION OF BUSHLEY GREEN WITH FOUR BEDROOMS, FIVE RECEPTION ROOMS AND THREE BATHROOMS. ENERGY RATING 'D'

Woodlea - Guide Price £635,000

Bushley Green, Tewkesbury, Worcestershire, GL20 6JB

 4  5  3



Woodlea

Location & Description

Bushley Green is an attractive village located within easy access to both the M50 and M5 motorways, making for a convenient commuter location. Tewkesbury itself has a wonderful range of shops, leisure, health and education facilities with Cheltenham being only approximately fourteen miles away, fifteen miles from Gloucester and seventeen miles from Worcester.

Property Description

Woodlea is located in the heart of the village and overlooks the green and cricket pitch with a stunning woodland backdrop of wild flowers. The property has been well looked after by the current owners and briefly comprises entrance hall, lounge, dining room, snooker room, ground floor bathroom, breakfast kitchen, home office/gym, study, utility, utility room and reception room/bedroom four. On the first floor there are three bedrooms (one with en suite) and a shower room.

To the front of the property is a large parking area suitable for at least four vehicles with steps leading to the front door providing access to

Entrance Hall

Carpet, radiator, storage cupboard, window to front aspect, ceiling light point, stairs leading to first floor, doors to living room, inner hall, bedroom 4/reception (all described later) and door to

Breakfast Kitchen 4.93m (15ft 11in) x 2.87m (9ft 3in)

Lino flooring, radiator, two ceiling light points, double glazed window to front aspect, floor and eye level units with work surface over, composite sink with drainer, integrated **DISHWASHER** and **RANGE COOKER** with extractor over. Tiled splash backs and space for dining table. Door to

Utility Room

Lino flooring, ceiling light point and pendant light fitting, double glazed window to rear and door to garden. Radiator. Space for American style fridge/freezer, door to WC, base units with space for washing machine, stainless steel sink with drainer, door to gym/home office and door to

Study 2.40m (7ft 9in) x 2.35m (7ft 7in)

Carpet, ceiling light point, double glazed window to rear, radiator.

Home Office/Gym 6.07m (19ft 7in) x 4.34m (14ft)

Radiator, three ceiling light points, three double glazed windows.

Living Room 5.82m (19ft 11in) x 3.35m (10ft 10in)

Carpet, radiator, dual aspect double glazed windows, wood burner with stone hearth, four wall lights, ceiling light point.

Bedroom 4/Reception Room 3.64m (11ft 9in) x 3.41m (11ft)

Carpet, ceiling light point, double glazed window to rear, radiator, large cupboard housing the hot water cylinder.

Inner Hall

Carpet, pendant light fitting, doors to bathroom and dining room.

Bathroom 3.44m (11ft 1in) x 2.30m (7ft 5in)

Tiled floor, two ceiling light points, heated towel rail, obscure double glazed window, wash hand basin, large bath, low level WC and built in storage cupboards.





Dining Room 4.52m (14ft 7in) x 3.69m (11ft 11in)

Carpet, radiator, wall and ceiling light points, double glazed window to side and opening to

Snooker Room/Games Room 10.5m (34ft 6in) x 6.1m (19ft 9in)

Carpet, French doors to garden, three double glazed windows, loft access point, ceiling light point and independently thermostatically controlled under floor heating

First Floor Landing

Doors to all rooms. Velux window, pendant light fitting and carpet.

Bedroom 1 5.52m (17ft 10in) x 5.14m (16ft 7in) maximum

Carpet, two double glazed windows to rear aspect, double glazed window to side and double glazed window to front. Two radiators, two built in wardrobes with hanging rails, eaves storage and door to



En Suite 3.04m (9ft 10in) x 1.55m (5ft)

Lino flooring, two ceiling light fittings, heated towel rail, obscure double glazed window, low level WC, wash hand basin, large walk in shower enclosure and partially tiled walls.

Bedroom 2 6.54m (21ft 1in) x 5.09m (16ft 5in) maximum

Double glazed window to front and rear aspects, carpet, ceiling light point, radiator.

Bedroom 3 3.72m (12ft) x 3.07m (9ft 11in)

Carpet, double glazed window to rear aspect, radiator, ceiling light point.



Bathroom 3.10m (10ft) x 1.83m (5ft 11in)

Lino flooring, obscure double glazed window, ceiling light point, heated towel rail, low level WC, wash hand basin, walk in shower enclosure.

Outside

The property enjoys a lovely setting being surrounded by extensive gardens. This is mostly laid to lawn with sections of raised beds and mature shrub borders and also tree lined areas. There is a patio which is accessed from the snooker room. **LOG STORE** and **WORKSHOP** with power and light connected and provides access into a further

Home Office 10.17ft (3.10m) x 8.53ft (2.60m)

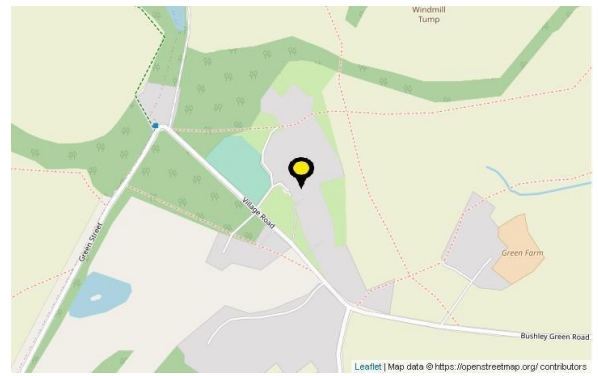
Power and light connected.

At the front of the property there is a large parking area with sweeping driveway providing ample space for parking and turning. To the rear there is a gravel storage area and a further garden **SHED**.



Directions

From the agents office in Upton upon Severn turn left on the High Street and follow the A4104 out of town toward Tunnel Hill. You will pass the Doctors surgery on your right and proceed uphill and take the first turn on the right hand side B4211. Follow this road through Newbridge Green and into Longdon passing under the M50 and continue past The Hunters Inn. At the junction with the A438 turn left and take the first left into Green Street. Follow this road into Bushley Green and with the cricket green on your left hand side take the first left. the road then forks and take the left fork and continue to the left. Woodlea will be found direction in front of you.



Services

Mains water, electricity and BT phone lines are connected to the property, drainage is to a private septic tank with drainage field soak away all contained within the boundaries of the property.. Heating is provided by an oil fired system. 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. Fibre internet is available with an average speed of 70 MB.

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

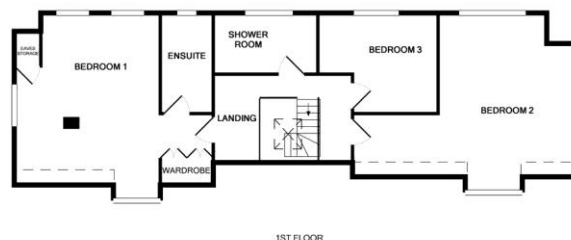
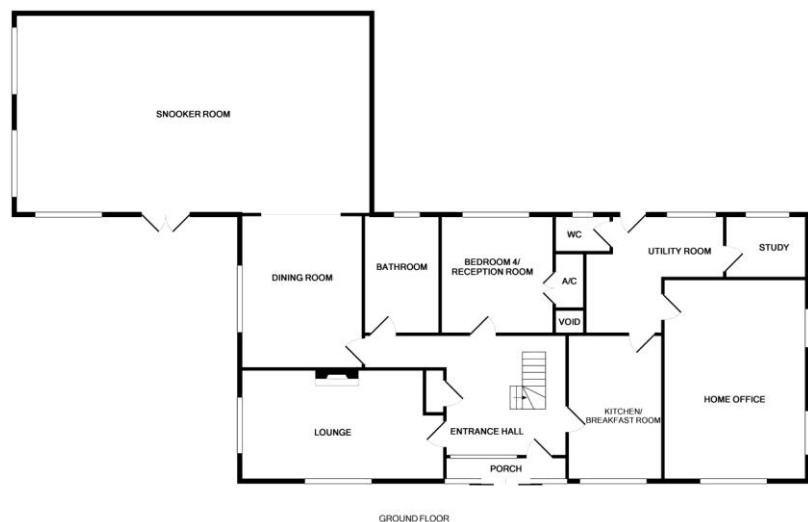
Council Tax

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 D (65).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.
Made with Mapbox (2018)



Malvern Office
01684 892809

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

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.

