



Gildridge
Uckinghall, Tewkesbury GL20 6EP



STEVE GOOCH
ESTATE AGENTS | EST 1985

Gildridge

Guide Price £775,000

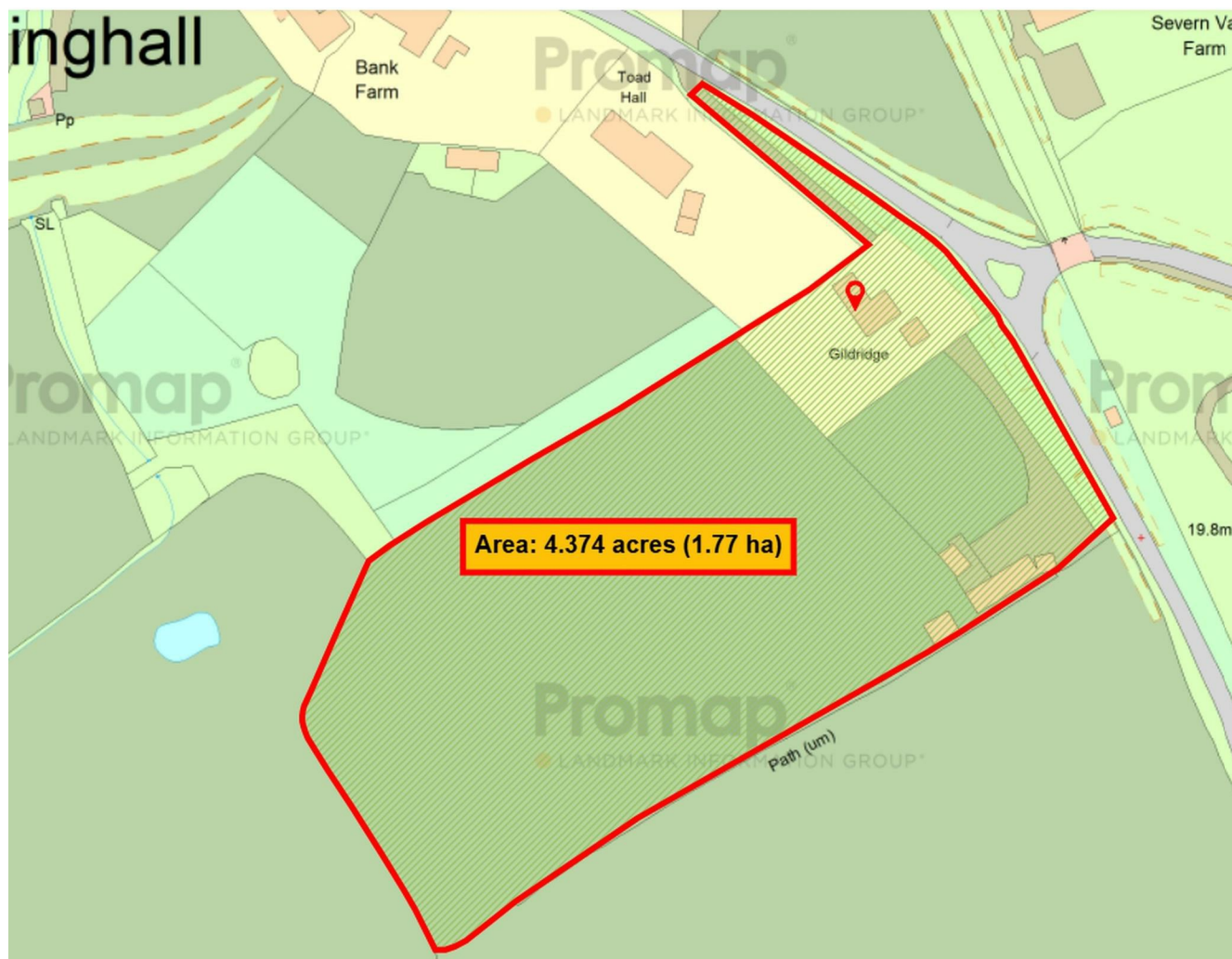
Uckinghall, Tewkesbury GL20 6EP

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW, perfectly set up for EQUESTRIAN USE with GARDENS and GROUNDS OF APPROXIMATELY 4.3 ACRES with STABLES, BARNS and FIELD SHELTERS, GARAGING, AMPLE OFF ROAD PARKING, situated at the end of a NO THROUGH LANE in a LOVELY SEMI-RURAL LOCATION.

Uckinghall is a small village which has a church and a public house. It is within easy reach of the historic market towns of Upton Upon Severn, the medieval town of Tewkesbury and the very pretty village of Twynning.

Tewkesbury is approximately five miles distance where there are an array of shops, supermarkets, swimming pool and leisure facilities, schools, a community hospital, doctors surgeries etc.

A train station can be found at Ashchurch, approximately 8 miles distance and access to the motorway network is via J1 of the M50, approximately 2 1/2 miles distance. The M50 connects you to the M5 motorway linking the Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff.



Enter the property via UPVC front door into:

ENTRANCE HALL

Electric radiator, front aspect window. Door to:

BOOT ROOM

6'0 x 2'6 (1.83m x 0.76m)

Shoe and coat storage area, front aspect frosted window. Door from entrance hall to:

HALLWAY

Electric radiator, door to large storage cupboard, door to airing cupboard with hot water tank, slatted shelving and storage space, access to roof space. Door to:

KITCHEN / DINING / FAMILY ROOM

16'3 x 15'5 (4.95m x 4.70m)

Modern re-fitted kitchen comprising a range of base and wall mounted units with laminated worktops and tiled splashbacks, Zanussi double oven with warming tray, four ring CDA hob and extractor fan over, plumbing for dishwasher and washing machine, integrated tall fridge / freezer, bin and storage area, door to additional pantry, tiled flooring, two side aspect windows. Glazed double opening French doors lead into:

LOUNGE

19'5 x 11'9 (5.92m x 3.58m)

Alternatively accessed from the entrance hallway, electric radiator, stone fireplace with tiled hearth with electric fire (there was a log burner in place which has been removed but could be reinstated if required), side aspect window, rear aspect full length windows and double opening French doors to patio areas enjoying lovely views over the gardens and grounds.

BEDROOM 1

14'0 x 10'4 (4.27m x 3.15m)

Electric radiator, rear aspect window.

BEDROOM 2

11'4 x 10'4 (3.45m x 3.15m)

Electric radiator, rear aspect window.





BEDROOM 3

9'4 x 7'8 (2.84m x 2.34m)

Wood laminate floor, rear aspect window.

STUDY

6'3 x 5'6 (1.91m x 1.68m)

Formerly the second bathroom and could be re-instated if required, rear aspect frosted window.

BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

Re-fitted suite comprising panelled bath with central mixer tap and shower detachment, vanity wash hand basin with mixer tap and cupboard below, WC, chrome heated towel rail, tiled splashbacks, inset spot lighting, extractor fan, front aspect frosted window.

OUTSIDE

The property is approached by a private driveway with five bar gated access to a gravelled parking area, suitable for the parking of multiple vehicles. This leads to:

DETACHED DOUBLE GARAGE

16'9 x 15'6 (5.11m x 4.72m)

Accessed via wooden barn doors, pedestrian side door, power and lighting, separate consumer unit, side and rear aspect windows.

The property has formal gardens to the side and rear, measuring approximately one quarter of acre, comprising of large manicured lawns inter-planted with a lovely array of mature trees and borders planted with flowers, shrubs and bushes, wildlife pond, gated access into the paddocks to the side and rear. The gardens are surrounded by hedging and fencing, having lovely unspoilt views over surrounding field and countryside.

From the parking area at the front of the property, a five bar gated access leads to a driveway and turning area for equestrian / farm vehicles, with the current set up briefly comprising two 12' x 12' stables on skids, a 16' x 12' stable with adjoining tack room, all with power, lighting and water, two large open barn / stables and hay store area, gated access to inner yard with two further stables / field shelters. Gated access provides access into the main paddock. The land is currently split into one main paddock and a smaller secondary paddock.



SERVICES

Mains water and electric, septic tank, electric heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs. WR14 3AF.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Tewkesbury, head north out of town on the A38 towards Upton Upon Severn, passing the Hilton Puckrup hotel on your left hand side. Continue on the A38, going straight over at the next two roundabouts. Take the left hand turning, signposted Uckinghall and proceed into the village, passing the public house on your right hand side. Continue out of the village, past the bend in the road with the green triangle. Continue for a short distance where the entrance to the driveway can be found immediately on your left hand side as marked by a name plaque and our 'For Sale' board.

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PROPERTY SURVEYS





Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft (103.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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