



THE GRANARY

Station Road | Ripple | Tewkesbury | Gloucestershire | GL20 6EY

HUGHES **HS** SEALEY

Welcome to...

THE GRANARY

Welcome to The Granary, a wonderful four double bedroom detached barn conversion, located in this highly sought after village, offered for sale with no onward chain. Situated in the heart of the village, the home has undergone a recent renovation and so today, we present a home that is light, spacious, welcoming and ready to move into and enjoy. Furthermore, add in that the home enjoys three bath/ shower rooms, a modern fitted kitchen/ breakfast room, two reception rooms, a private garden, orchard, driveway parking and a double garage, you begin to understand why this property comes with such a high recommendation to view.

The village of Ripple sits on the Gloucestershire/ Worcestershire border and offers a church, public house and vibrant community atmosphere. The thriving Medieval town of Tewkesbury is located four miles away, offering an array of shops, supermarkets, restaurants and a theatre. Primary schooling is available in the neighbouring village of Twynning and the house is within the catchment area of the highly regarded Hanley Swan School, with independent options available in nearby Cheltenham and Worcester. Ripple, because of its location, offers exceptional access for the commuter with the A38, M5 and M50 being within easy reach. Direct trains to London Paddington can also be found at Worcester or Pershore.

Returning to the property, the home enjoys a wealth of internal accommodation across the two floors and even has the potential to use part of the ground floor as self-contained living should the need arise.

On the ground floor are two large and light reception rooms, these consisting of the living room which has a woodburning stove and bi folding doors to the rear garden, whilst the dining room has a full-length glazed door giving access to the front courtyard.

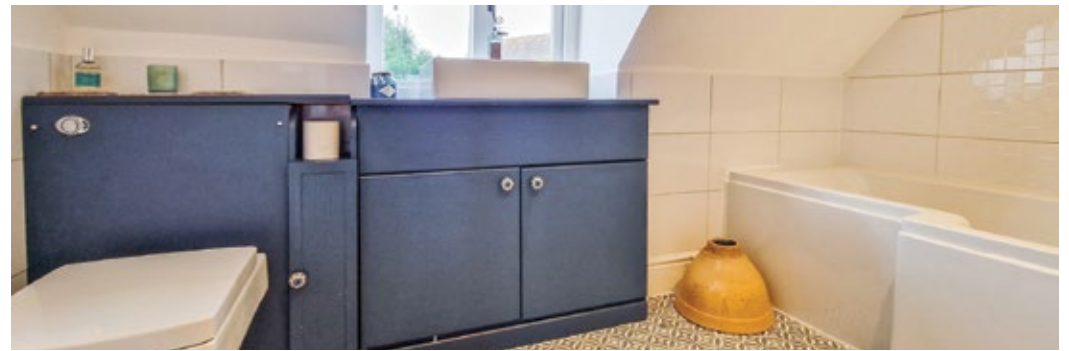
The further spacious kitchen/ breakfast room, which has recently been installed, offers a wealth of units which sit alongside a host of integrated appliances and is completed by granite work tops and a tiled floor which continues through to the adjoining utility room. The far end of the building is currently set up as a study and separate en-suite ground floor bedroom which can be accessed externally, as well as internally. However, this lends itself to easily be reconfigured as a self-contained annexe if required.

Upstairs affords access to three further double bedrooms, two of which are served by a recently upgraded bathroom. The master bedroom has the benefit of independent access up its own set of stairs with stunning views over open countryside and private shower room.









Explore outside...

THE GRANARY

Externally, the home benefits from driveway parking for at least four cars plus separate oversized garage which benefits from light and power. Furthermore, the home enjoys a private rear garden offering lawns and established flower beds whilst to the head of the garden, the current owner has created an undercover outdoor kitchen, allowing alfresco dining and hot tub area. In addition to the above, the owner has incorporated an area of established orchard with an assortment of heritage variety fruit trees and timber greenhouse.

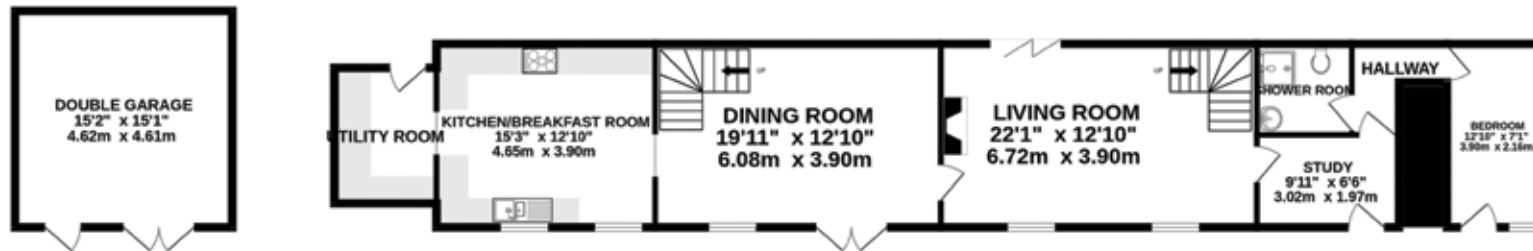
- A lovely four-bedroom detached barn conversion, offered for sale with no onward chain
- Located in this highly sought after village, located on the Gloucestershire/Worcestershire border
- Beautifully presented and ready to move into and enjoy
- Private enclosed garden, orchard, outdoor undercover dining area plus hot tub
- Internally offering two wonderful reception rooms, these being the living room and dining room
- Recently fitted kitchen/breakfast room, offering a wealth of units and a host of appliances, with separate utility
- Study area, with separate ground floor bedroom and shower room, with potential to convert into a self contained annexe
- Master bedroom with independent stairwell enjoying private shower room
- Two further upstairs bedrooms with recently installed bathroom
- Driveway parking for 4 cars plus attached oversized garage with light and power

DIRECTIONS

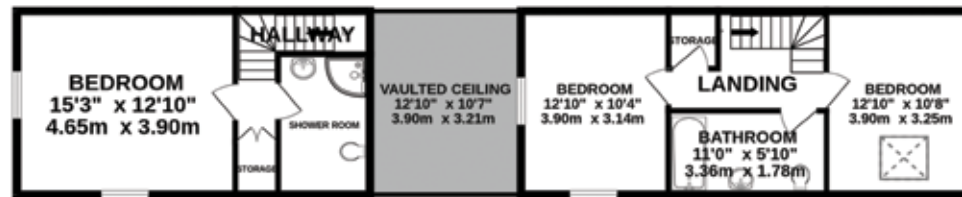
To locate the property please enter the following postcode into your sat nav system: GL20 6EY. Upon entering Station Road, the home can be located on your left along a gravelled driveway.



GROUND FLOOR
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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