



# tag

estate agents



**Lynwood, Naunton, Worcester, WR8 0PZ**  
**Asking Price £499,950**

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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	46	71
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Situation

Lynwood is situated in the hamlet of Naunton, close to open countryside approximately 1½ miles to the M50 motorway, and a similar distance to Upton Upon Severn. Tewkesbury is about 5 miles away; Worcester 11 miles, and Cheltenham 14 miles. Ashchurch train station is 8 miles away.

Upton has its own Marina and there is an annual point to point meeting as well as Jazz, Folk and River festivals.

## PROPERTY SUMMARY

- No Chain
- Three/Four Bedrooms
- Detached Cottage
- Potential For An Annex / multigenerational living
- Living Room & Separate Dining Room
- Greenhouse & Garden
- Bathroom
- Garage & Off Road Parking For Three Cars
- Oil Fired Central Heating
- Council Tax Band E





## Description

TAG Estate Agents are pleased to present this three/four-bedroom detached cottage located in the rural village of Naunton. Perfect for families, this property is available for sale with NO ONWARD CHAIN.

As you step through the porch, you'll find a lobby area that can serve as a separate study, ideal for a quiet workspace. From the lobby, you'll enter the living room with a warm fireplace and triple-aspect windows that fill the space with natural light, making it a wonderful spot for family gatherings. Just off the lobby, there's a separate dining room perfect for family meals and entertaining.

The galley kitchen, which can be accessed from the lobby, leads into a handy utility room that includes a convenient downstairs shower room—great for busy family mornings or after a day of outdoor fun. There's also a separate reception room that has been used as a fourth bedroom and study, offering flexibility for family needs or even a playroom.

Upstairs, you will find three bedrooms, including two double bedrooms and a single bedroom. A family bathroom completes the upper floor, accommodating everyone's needs.

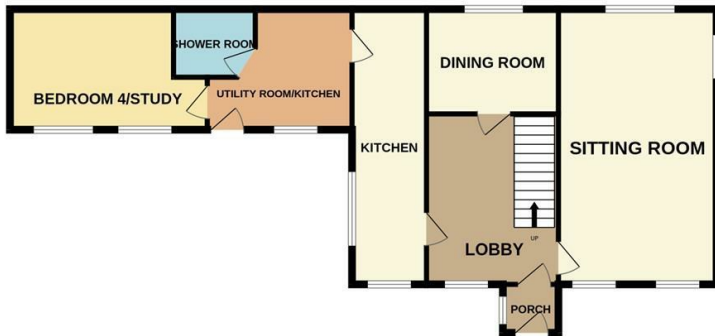
The garden is primarily laid to lawn, providing a safe and spacious area for children to play and for family barbecues. Additionally, the property boasts a gated driveway offering ample off-road parking for family and friends. There is also a garage and greenhouse.

With the added benefit of oil-fired central heating.

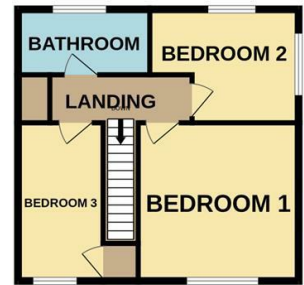
Don't miss out on this family-friendly gem—book your viewing today!



GROUND FLOOR



1ST FLOOR



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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### Sitting Room

12'00 x 21'00 (3.66m x 6.40m)

### Dining Room

10'01 x 8'00 (3.07m x 2.44m)

### Lobby

12'01 x 10'08 (3.68m x 3.25m)

### Kitchen

5'08 x 20'05 (1.73m x 6.22m)

### Utility

7'05 x 9'02 (2.26m x 2.79m)

### Shower Room

6'03 x 5'10 (1.91m x 1.78m)

### Bedroom 4/Study

13'00 x 10'01 (3.96m x 3.07m)

### Bedroom 1

12'03 x 12'01 (3.73m x 3.68m)

### Bedroom 2

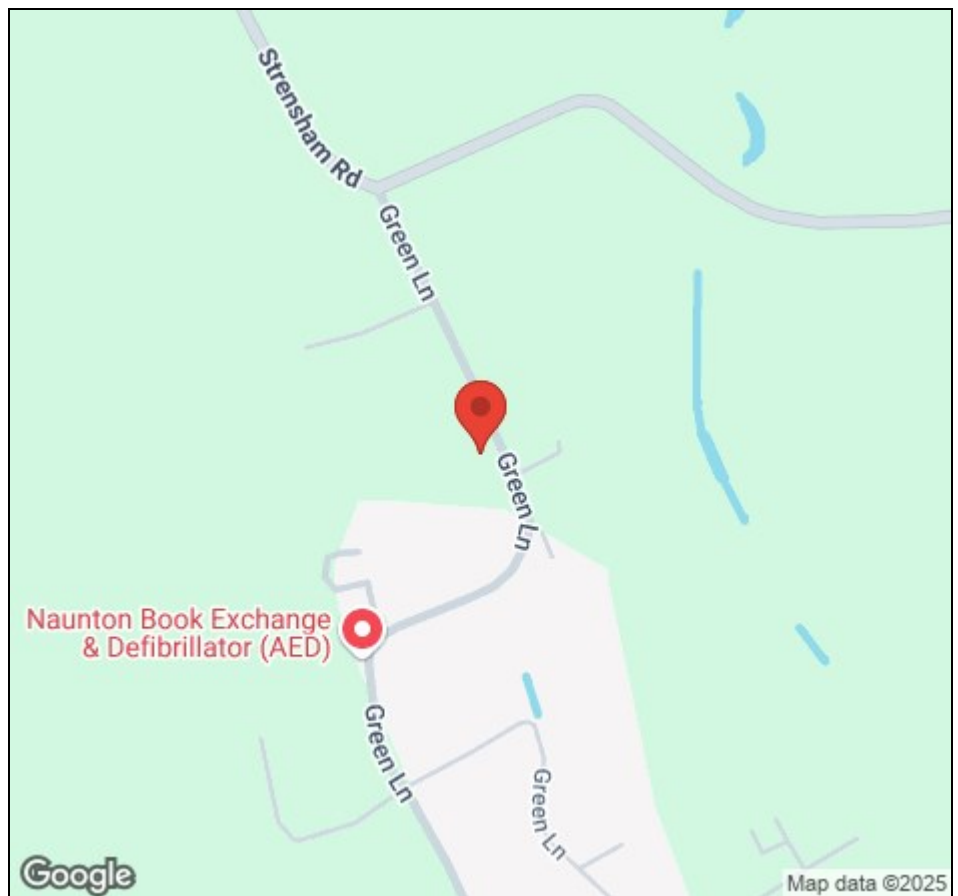
12'01 x 7'07 (3.68m x 2.31m)

### Bedroom 3

8'02 x 8'00 (2.49m x 2.44m)

### Bathroom

10'01 x 4'01 (3.07m x 1.24m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.