



**THIS BEAUTIFULLY PRESENTED GRADE II LISTED FAMILY HOME IS SITUATED IN A CENTRAL TOWN POSITION OVERLOOKING THE PEPPERPOT. SET OVER THREE FLOORS WITH SPACIOUS AND VERSATILE LIVING ACCOMMODATION. THE SITTING ROOM HAS A FEATURE FIREPLACE WITH A WOODBURNER AND THE MODERN FITTED KITCHEN/BREAKFAST ROOM OFFERS A WALK IN PANTRY. THERE ARE THREE DOUBLE BEDROOMS AND A SINGLE/DRESSING ROOM/OFFICE WHICH ARE SERVICED BY THE MODERN FITTED FAMILY BATHROOM. OUTSIDE HAS A LOVELY COTTAGE GARDEN WITH PATIO AREAS. FURTHER BENEFITS INCLUDE A CELLAR AND GAS CENTRAL HEATING. EPC N/A.**

## 8 Church Street - Offers in the region of £329,995

8, Church Street, Upton Upon Severn, Worcestershire, WR8 0HT





# 8 Church Street

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of shops, supermarkets, cafes, restaurants and pubs. There is a rugby club, a library and sought after Doctors surgery with pharmacy and dentist. Open countryside adds to the appeal.

Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to Paddington London for the commuter.

## Property Description

This beautifully presented and well maintained three/four bedroom character cottage is arranged over three floors offering spacious and versatile living accommodation. The cosy sitting room has a feature sash window and fireplace with a wood burner. From the inner hallway there is access down to the cellar with power and lighting and the modern fitted kitchen/breakfast with a walk in pantry adding to the appeal. On the first floor there is a double bedroom to the front aspect with a feature fireplace and views over to the Pepperpot from the feature sash windows. Bedroom four is currently being used as a dressing room but would also make a good office or nursery. The modern fitted family bathroom can also be found on this floor. On the second floor there is a fabulous vaulted bedroom to the rear with views over the gardens and a further double bedroom to the front which looks over to the Pepperpot.

Outside offers plenty of seating areas one being to the front of the property for watching the world go by. The rear of the property also benefits from a sunny courtyard area and access to the utility/toilet/outbuilding. A shared paved path leads to the rear garden with is gated with feature brick wall surrounding. The garden is filled with an abundance of mature plants and shrubs alongside a garden shed and patio areas. A good sized raised decked seating area is a lovely place to sit and enjoy the garden and watch the evening sun set whilst dining "Al Fresco" with family and friends.

## Sitting Room

Wooden single obscure glazed door to the front aspect, wooden single glazed sash window to the front aspect, wooden flooring, feature fireplace with a wooden mantle and wood burner inset, radiator, TV point, power points, ceiling light, exposed wall beams, exposed ceiling beam, wall light, wall cupboard (housing the electric fuse box), wooden latch door to:

## Inner Hallway

Stairs to the first floor, ceiling light, wooden flooring, door to the cellar (steps down with power and lighting), wooden latch door to:

## Kitchen/Breakfast Room

Wooden single glazed window to the rear aspect, wooden single obscure glazed door to the rear courtyard, fitted with a matching range of sage green wall and base units with work surface and part tiled splash backs over, white ceramic sink and drainer with a stainless steel mixer tap over, feature inset for the gas cooker with tiled surround, power points, ceiling lights x two, radiator, concealed Valiant combination gas boiler in a wall cupboard, wooden double doors to the walk in pantry (fitted with wooden shelving, lighting and power, space for a fridge, base cupboards with work surface over).







## First Floor

### Landing

Ceiling light, power point, wooden latch doors to bedroom 4/office and the family bathroom, wooden latch door to:

### Master Bedroom

Wooden single glazed sash windows x two to the front aspect, feature fireplace with wooden mantle, ceiling light, exposed wall beams, power points.

### Family Bathroom

Single glazed window to the rear aspect, wooden flooring, half wood panel panelling to the walls, fitted with a white three piece suite comprising of a low level WC and wash hand basin, a panelled bath with a hand held shower over taps, part tiled splash backs, ceiling light, radiator, storage cupboard.

### Bedroom Four/Office/Dressing Room

Single glazed window to the rear aspect, radiator, power points, ceiling light.

## Second Floor

### Landing

Wooden double glazed Velux window to the side aspect, ceiling light, wooden latch door to Bedroom 3, wooden latch door to:

### Bedroom Two

Single glazed window to the rear aspect, vaulted ceiling, wooden flooring, power points, ceiling light, radiator, storage cupboard.

### Bedroom Three

Single glazed window to the front aspect, ceiling light, radiator, exposed wall beams, power points.

## Outside

### Front Garden

To the front of the property is a small enclosed by low brick wall and wooden gate seating area.

### Rear Courtyard

Sunny courtyard area with seating for a table and chairs.

### Utility Outbuilding

Wooden door to the front aspect, single glazed windows x two to the front aspect, feature fireplace, painted concrete flooring, base cupboards with work surface over and a stainless steel sink and drainer with a stainless steel mixer tap over, ceiling lights x two, power points, vaulted ceiling, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, wooden door to:

### WC

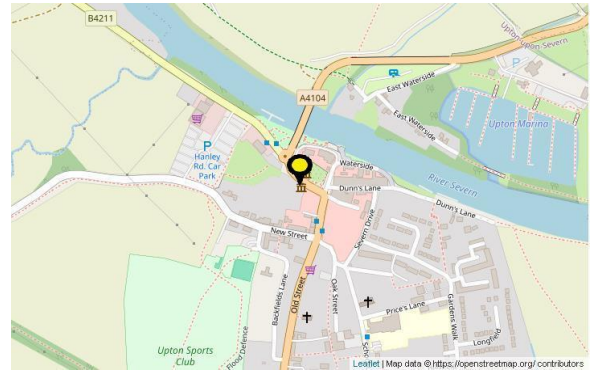
Fitted with a white low level WC, painted concrete flooring, vaulted ceiling, ceiling light, power point, wooden door to the bin storage area and the shared paved path to:

### Rear Garden

Wooden gate into this beautiful cottage garden with original feature brick walls surrounding. Steps lead up to the good sized decked patio seating area for entertaining. Door to the wooden garden shed. Feature gravel and paved path with borders and an abundance of mature plants and shrubs to the sides leading to the lawned area. Wooden pergola arch leading through to further gravel and paved patio seating areas with borders of mature planting.

## Directions

From the John Goodwin office in the High Street, cross over the road onto Church Street and the property can be found on the left hand side opposite the pepperpot by our for sale board.



## Services

We have been advised that mains services are connected to the property. 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 "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

This property doesn't have an EPC rating as it is exempt due to its Grade II listing status.



TOTAL FLOOR AREA: 1434 sq ft (133.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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### 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 leases 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.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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