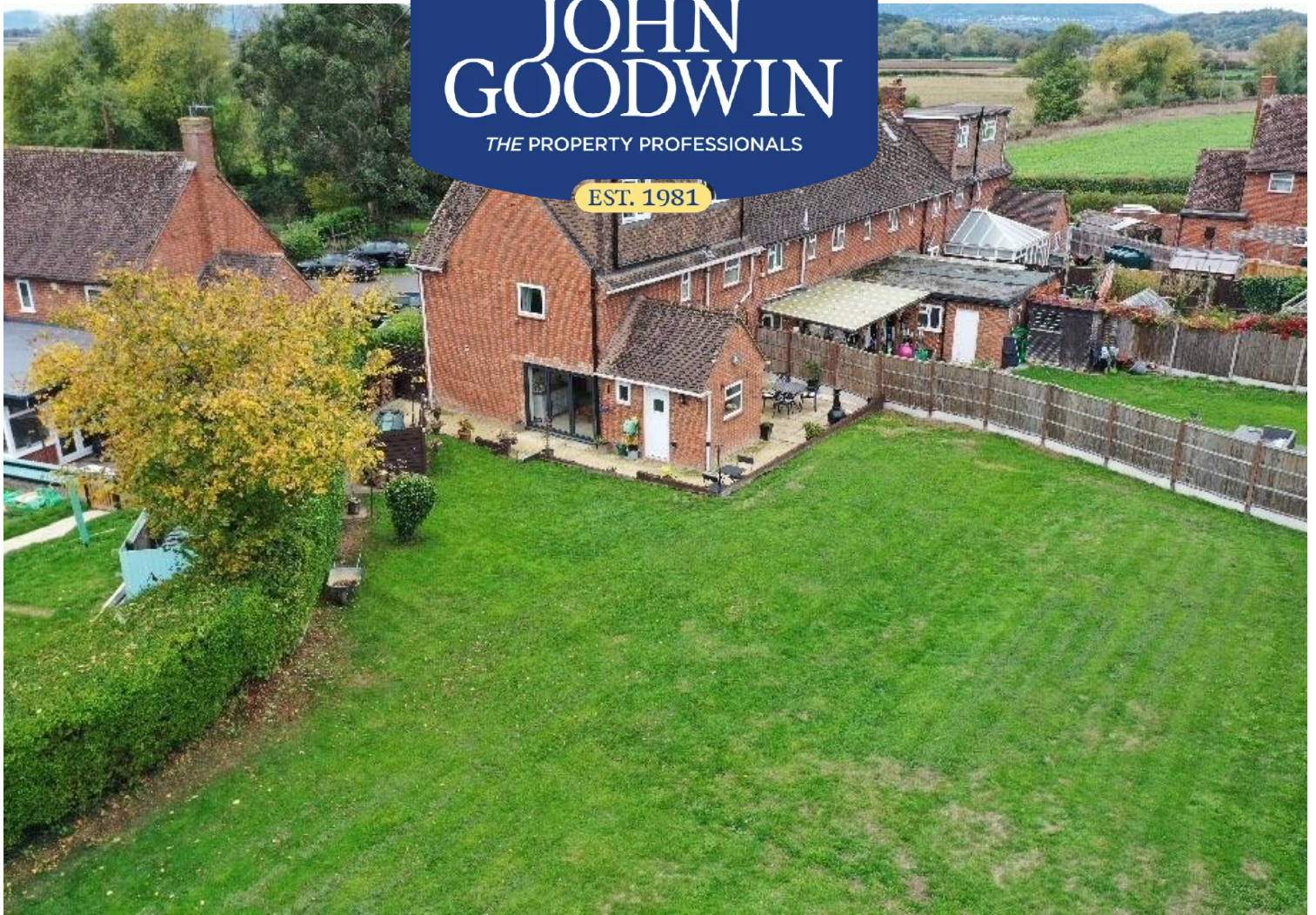


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 7 Knights Hill, Severn Stoke, WR8

Offers in the Region of **£420,000**

Extended And Tastefully Modernised Four Bedroom End Terraced Family Home With A Large Garden, Insulated Wood Cabin And Views Over Farmland In A Sought After And Desirable Village Location. EPC E.

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**



Regulated by

**RICS**

**01684 593125**

Upton upon Severn Office  
uptonsales@johngoodwin.co.uk  
[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)  
@JGoodwinFRICS



9 High Street, Upton upon Severn, Worcestershire, WR8 0HJ  
Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London



### Location & Description

A short drive from Severn Stoke is Upton-upon-Severn a historic riverside town hosting many well known festivals throughout the year. The town offers a good variety of shops, supermarket, pubs, cafes and restaurants. There is a library, a rugby club, Doctors surgery with pharmacy and dentist and Upton Primary school which follows onto Hanley Castle High School for families with children. 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 London Paddington.

### Property Description

Tastefully updated throughout to provide spacious modern day living for the growing family. Good sized dual aspect lounge with patio doors and a feature fireplace with log burner. The kitchen has been recently re-fitted and flows beautifully into the dining room which offers Bi-fold doors to the garden. On the first floor there are two double bedrooms and a good sized single which are serviced by the modern fitted family bathroom. The second floor now provides a master suite with a walk in wardrobe, a storage room into the eaves and a large En-Suite shower room. Outside is a particular feature with outbuildings, a shed/workshop and an insulated log cabin offering two rooms with heating, making it an ideal space for those wanting a home office or additional occasional sleeping accommodation. Low fencing to the side gives views over the field and countryside beyond. Further benefits include UPVC double glazing, a utility room and cloakroom. Parking can be found in the cul-de-sac. From the property it is a short walk to the Rose & Crown pub and the A38 for the commuter.





**Entrance Hallway** UPVC obscure double glazed door to the front aspect, ceiling light, coat hooks, smoke alarm, central heating control, tiled flooring, stairs to the first floor, door to the kitchen, door to:

**Lounge** UPVC double glazed window to the front aspect, UPVC double glazed French style double doors to the rear garden, wall lights x 2, ceiling light, power points, TV point, radiator, feature fireplace with a wood burner, wood laminate flooring.

**Kitchen** UPVC double glazed window to the front aspect, fitted with a matching range of wall and base units with work surface and tiled splash backs over, integrated Beko oven with an induction hob and stainless steel extractor fan over, integrated dishwasher, integrated fridge and freezer, white ceramic sink and drainer with a chrome mixer tap over, feature brick fireplace with log display insert, radiator, power points, inset ceiling spot lights, smoke alarm, tiled flooring, opening to:

**Dining Room** UPVC double glazed window to the rear aspect, UPVC Bi-fold doors to the garden, radiator, power points, inset ceiling spot lights, tiled flooring, door to the under stairs storage cupboard, door to:

**Utility Room** UPVC obscure double glazed windows to the side and rear aspect, UPVC double glazed door to the rear aspect, work surface with spaces and plumbing for a washing machine and tumble dryer, Worcester oil boiler, part tiled splash backs, tiled flooring, door to:

**Cloakroom** UPVC obscure double glazed window to the side aspect, fitted with a white suite comprising of a low level WC and wash hand basin with tiled splash backs over, tiled flooring, inset ceiling spot lights.



First Floor Landing UPVC obscure double glazed window to the rear aspect, smoke alarm, inset ceiling spot lights, stairs to the second floor, doors to:

Bedroom Two UPVC double glazed window to the front aspect, ceiling light, radiator, power points, smoke alarm, door to the storage cupboard.

Bedroom Three

UPVC double glazed window to the front aspect, ceiling light, smoke alarm, radiator, power points.

Bedroom Four UPVC double glazed window to the side aspect, radiator, ceiling light, power points, smoke alarm, door to the storage cupboard.

Family Bathroom UPVC obscure double glazed window to the rear aspect, fitted with a white suite comprising of a panelled bath with a Mira electric shower and glass shower screen over, low level WC and wash hand basin, radiator, vinyl flooring, inset ceiling spot lights.





**Second Floor Master Bedroom** Velux window to the front aspect, UPVC double glazed window to the rear aspect, inset ceiling spot lights, power points, radiator, door to the En-Suite shower room, open plan to: Dressing Area, door to the storage room into the eaves.

**En-Suite Shower Room** UPVC double glazed window to the rear aspect, fitted with a white suite comprising of a white ceramic sinks x two with mixer taps and tiled splash backs over and wood effect deep storage drawers below, low level WC, heated towel rail, large walk in shower with a glass surround, tiled walls and a mains shower with rainfall head shower and hand held shower attachment, tiled flooring, inset ceiling spotlights.

#### Outside

**Front Garden** Low hedgerow to the side aspects, path to the front canopy porch, border with shrubs, log storage, gravel area, wooden side gated access to:

**Rear Garden** This larger than average garden is mainly laid to lawn with patio areas bordered by feature sleepers, garden shed/workshop and a two room insulated wooden cabin (UPVC double glazed windows to the front aspect x two, UPVC double glazed door to the side aspect, power and lighting), concealed oil tank to the side aspect, wooden fence panels and hedge row surround, low wooden fence panels look over open farm land and beyond.







Directions From the John Goodwin office in the High Street, continue onto Church Street and take the second turning at the roundabout over the bridge. Continue on this road up to the new roundabout on the A38 and take the first turning towards Worcester. On entering the village of Severn Stoke you will go past the Rose & Crown public house on your left hand side, then take the next turning on your right hand side into Birch Lane. Take the first turning on the right hand side into the cul-de-sac of Knights Hill where the property can be found at the end in the corner.

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

The EPC rating for this property is E.

Services We have been advised that mains water and electric 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.

Viewing By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

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.