



# Naunton Village, Upton upon Severn, WR8 0PZ

A beautifully presented and generously proportioned four bedroom detached house, enjoying generous private gardens of over three quarters of an acre, situated in a quiet location within the popular village of Naunton. The flexible accommodation briefly comprises; on the ground floor entrance hall, downstairs cloakroom, impressive L-shaped sitting/dining room, refitted breakfast kitchen, utility room, cloakroom, study/bedroom four, bedroom three and family bathroom. To the first floor is a main bedroom with en-suite and walk in wardrobe, a further bedrooms with balcony overlooking the gardens and a shower room. The property benefits from a ground source heat pump and solar panels with a storage battery. Outside there is off-road parking for several vehicles on the private driveway and a double garage with storage space over, a studio/home office, and a further useful store room to the rear. The property sits in a private plot of 0.76 acres. The west facing gardens offer plenty of space to entertain around the property, some mature fruit and specimen trees, and a greenhouse and vegetable patch. Viewing a must to appreciate the size and location of home on offer.



## COVERED PORCH

Wide canopy porch, courtesy lighting and uPVC wood effect obscure glass double glazed door providing access into:

## ENTRANCE HALL

With full height obscure glass double glazed windows to either side of the front door, recessed ceiling downlighters, coving, radiator, wooden flooring, stairs rising to first floor with useful under stairs cupboard, and doors to:

## DOWNSTAIRS CLOAKROOM

Fitted white suite with low level W.C., wash hand basin with mixer tap and useful cupboard space under, continued wooden flooring, radiator.

## L SHAPED SITTING ROOM/DINING ROOM 30'1" max (14'7" min) x 20'2" max (11'10" min) (9.17m max (4.45m min) x 6.15m max (3.63m min))

Comprising:

## SITTING ROOM AREA

The focal point of the room being a wood burning stove with stone hearth, double glazed windows to rear and side aspect overlooking the private gardens, recessed ceiling downlighters, coving, two radiators, television aerial point, wooden flooring. Open plan to:

## DINING AREA

With two sets of double glazed, double doors providing access to the garden, double glazed windows to sides, recessed ceiling light points, coving, radiator, continued wooden floors and arch through to:

## BREAKFAST KITCHEN 14'0" x 11'10" (4.29m x 3.63m)

Fitted with a matching range of base and wall mounted high gloss dove grey units under a grey marble worktop with matching island and breakfast bar. One and a half bowl, inset, stainless steel sink unit with mixer tap over, integral appliances to include fridge, freezer, dishwasher, integral electric hob, integral double oven, windows to rear and side aspect, tiled floor, radiator, recessed ceiling light points, coving and glazed panelled door to:

## INNER HALL

With recessed ceiling light point, coving, radiator, tiled floor, glazed panelled door to Entrance Hall and doorway to:

## UTILITY ROOM 8'0" x 7'8" (2.44m x 2.36m)

Fitted with matching base and wall mounted units, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, ceiling light point, space for tall fridge freezer, tiled floor, double glazed window, double glazed stable door to driveway, glazed door back to entrance hall.

## BEDROOM THREE 12'4" max (11'1" min) x 11'6" (3.76m max (3.38m min) x 3.51m)

With double glazed window to rear aspect, ceiling light point, recessed spotlight, coving, radiator, fitted wardrobe, television aerial point.

## STUDY/BEDROOM FOUR 11'8" x 10'5" (3.56m x 3.20m)

A dual aspect room with double glazed windows to front and side aspect, ceiling light points, radiator, telephone point.

## FAMILY BATHROOM

Fitted white suite comprising: low level W.C., pedestal wash hand basin with mixer tap, rolled top bath, separate fully tiled shower cubicle, part tiled walls, tiled floor, obscure double glazed window to side aspect, recessed ceiling spot lights, extractor fan, heated towel rail.

## FIRST FLOOR LANDING

With double window to front aspect with space for desk underneath, radiator, three ceiling light points, two sets of wide and deep fitted wardrobes and store cupboards, doors to:

## MAIN BEDROOM 15'10" x 14'0" (4.83m x 4.27m)

With double glazed window to rear aspect, ceiling light points, television aerial point, walk in wardrobe with light, shelving and hanging rail, ceiling light point, radiator, door to:

## ENSUITE BATHROOM

Front aspect obscure glazed double glazed window, white suite comprising: large shower cubicle, panel bath with shower over, wash hand basin with storage below, hidden cistern WC, built-in linen cupboard with slatted shelving, doors to eaves storage, heated towel rail, part tiled walls, tiled floor.

## BEDROOM TWO 18'11" x 15'1" (5.77m x 4.60m)

Rear aspect double glazed door opening to a balcony with westerly views over the gardens to the Malvern hills in the distance, twin double glazed skylight windows to front aspect with fitted blinds, hatch to loft space, light point, radiator.

## SHOWER ROOM

Side aspect double glazed velux roof light, white suite comprising: shower cubicle, pedestal hand basin, WC, radiator, part tiled walls, tiled floor.

## GARDENS

Smithmore sits in a mature private plot of 0.76 acres. The property is accessed via a shared private drive which leads to a gateway into Smithmore. This opens to a wide pebble driveway and turning area providing parking for numerous cars. Gated access leads to the rear gardens. The rear garden is south and west facing and is separated into a number of areas. Initially to the rear of the property and accessed from the dining room is a spacious paved area with plenty of space for a table and chairs for alfresco dining and entertaining. Paths lead from here to various other parts of the garden. To the side of the sitting room is a lawn area with a number of mature fruit and specimen trees, and a further secret garden sitting area with a circular patio under the trees. Beyond the garage and studio the majority of the garden is laid to lawn, again with further mature trees, with the garden historically being part of a wider orchard. To the rear of the garden is a picket fenced vegetable plot and greenhouse, and there is a storage container to the side of this.

## DOUBLE DETACHED GARAGE 19'3" x 18'4" (5.89m x 5.59m )

With remote controlled up and over door, pedestrian door to side, power, lighting, stairs rising to useful storage area, attached to the rear of the Garage is a useful Store Room, accessed via double opening wooden doors.

## STUDIO/HOME OFFICE 12'11" x 10'0" (3.94m x 3.07m )

To the rear of the garage is an additional room that can be used for a variety of uses, with double glazed windows to rear and side aspect overlooking the garden, power and lighting, wood effect flooring.

## DIRECTIONS

From Upton proceed over the river bridge to the A38 and turn right towards Tewkesbury. Turn left at the Blue Bell public house, follow this road until the sharp left hand bend and turn right into Naunton Village. After a short distance the access to Smithmore can be found on the right hand side.

WHAT THREE WORDS: whistle.condensed.roofs

## ADDITIONAL INFORMATION

ASKING PRICE - £750,000



Allan Morris  
Estate Agents

Approximate total area<sup>(1)</sup>

249.7 m<sup>2</sup>

Reduced headroom  
7.5 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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