



Andrew Grant
PRESTIGE & COUNTRY

Rose Cottage

Upton-upon-Severn, WR8 0SP



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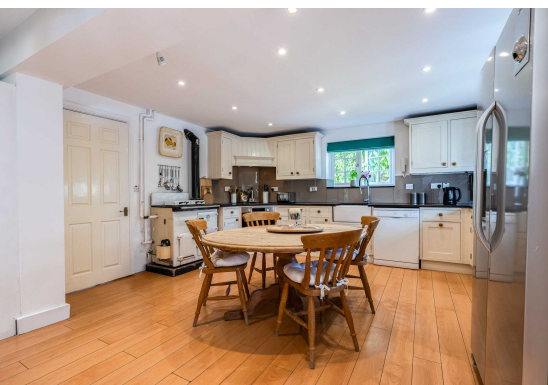
Lockeridge Lane, Upton-upon-Severn, WR8 0SP

4 Bedrooms 2 Bathrooms 3 Reception Rooms

“A charming country home occupying almost one and a half acres with exceptional outbuildings including stabling, a detached home office and outstanding versatility for family living...”

Scott Richardson Brown CEO

- Characterful four bedroom country home with versatile accommodation
- Almost one and a half acres with lawns, orchard and outdoor entertaining space
- Exceptional outdoor space ideal for families, gardening and equine use
- Triple garage, electric gated entrance and generous parking
- Exceptional outbuildings including four stables, tack room and workshop
- Home office with utility, cloakroom and annexe potential
- Well placed for enjoying the surrounding Worcestershire countryside



2075 sq ft (192.8 sq m)



The kitchen and breakfast room

Providing an excellent everyday living space, the kitchen and breakfast room combines generous preparation and dining areas. A comprehensive range of fitted cabinetry is complemented by extensive work surfaces, integrated appliances and a central breakfast table. Dual aspect windows and direct access from the sitting and dining room creates a practical and welcoming hub for daily family life.







The living room

Designed as a comfortable principal reception space, the living room offers excellent proportions for relaxing and entertaining. A fireplace creates an attractive focal point, while a large rear facing window provides pleasant views across the surrounding grounds.





The sitting and dining room

This versatile space comfortably accommodates both seating and formal dining areas. A fireplace provides character, while dual windows overlook the front garden. Direct access to the living room and adjoining study creates an adaptable layout suited to modern family living. From here, there is also access to the boiler room, which also doubles as a wine store.







The study

Providing an ideal environment for home working, the study enjoys a peaceful position within the home. Fitted shelving offers useful storage, while dual windows create an attractive outlook. Its generous proportions also provide flexibility for a variety of additional uses if required.



The hallway, cloakroom and utility

The central hallway links the principal reception rooms with the staircase leading to the first floor and has the added benefit of understairs storage. The utility includes fitted cabinetry, work surfaces, a sink and space for laundry appliances, while the cloakroom offers convenient ground floor facilities.



The principal bedroom

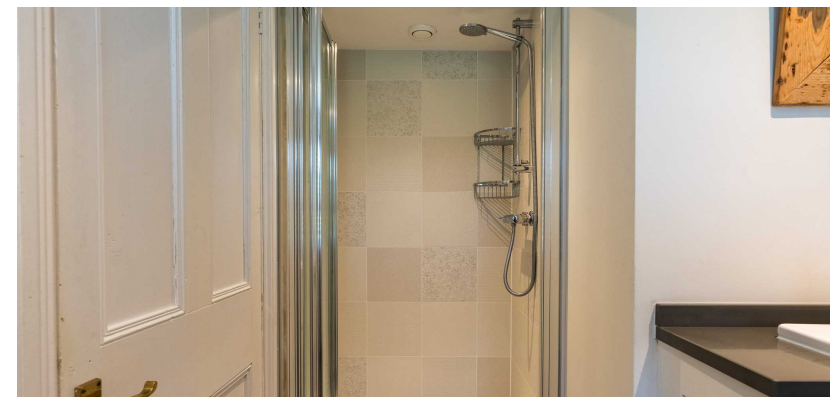
Serving as the main bedroom suite, this generous room provides comfortable accommodation with space for a range of bedroom furniture. A bank of built in wardrobes offer excellent storage, while a large window overlooks the surrounding gardens. Air conditioning enhances year round comfort, and the room also benefits from its own private en suite shower room.





The principal en suite

Complementing the principal bedroom, the en suite is fitted with a shower cubicle, wash basin and WC. A window provides natural ventilation, while contemporary wall tiling in the shower creates a practical finish for everyday use.





The second bedroom

Offering generous double bedroom accommodation, the second bedroom enjoys dual aspect views across the surrounding grounds and front garden. Built in wardrobes provide useful storage alongside practical air conditioning. Its spacious proportions allow flexibility for a variety of furniture arrangements.



The third bedroom

Providing another well proportioned double bedroom, this room enjoys a pleasant outlook through a large window. Built in wardrobes maximise storage, while integrated air conditioning provides additional comfort, creating a well appointed bedroom for family members or visiting guests.





The fourth bedroom

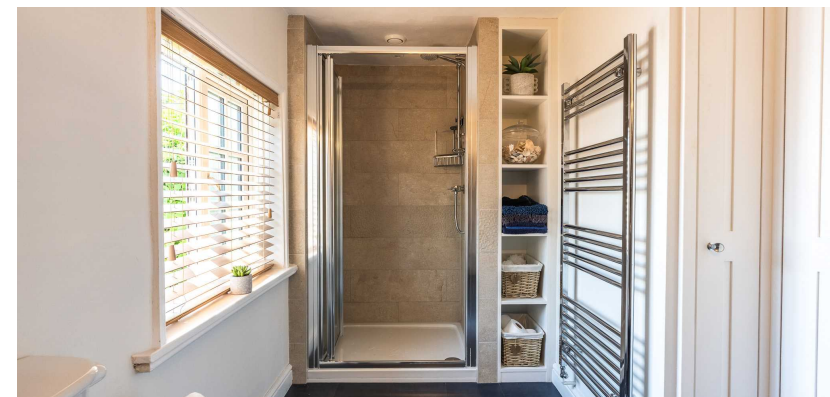
Offering flexible accommodation, the fourth bedroom is well suited as a bedroom, nursery or additional study, with a large window providing an attractive outlook.





The bathroom

Serving the remaining bedrooms, the family bathroom is fitted with a shower enclosure, wash basin and WC. A heated towel rail and built-in storage complete this well arranged family bathroom.





The home office

Located within the property's range of outbuildings, the home office provides generous open plan accommodation with a fitted utility area and adjoining cloakroom. Originally consented as an office and workshop, it occupies its own independent building and offers excellent potential for use as an annexe, subject to any necessary consents.



The garden

Extending to approximately 1.35 acres, the gardens create an exceptional setting around the home. Expansive lawns are complemented by mature trees, established planting and an orchard, providing a wonderful balance of open space and seasonal colour. Covered seating areas and paved terraces offer excellent places for outdoor dining and entertaining.



The extensive grounds provide outstanding versatility for families, gardening enthusiasts and those seeking a peaceful rural lifestyle. Wide open lawns combine with mature borders and established planting to create an attractive landscape, while the generous outside space enhances both the setting and overall appeal of the property.



The outbuildings

A particularly valuable feature of the property, the extensive outbuildings include four stables with an adjoining tack room, a substantial triple garage, workshop, stores and a detached home office with its own utility and cloakroom facilities. Together they provide exceptional versatility for equestrian interests, home working, storage, hobbies or business use, while significantly enhancing the lifestyle appeal of the property.







The driveway and parking

Approached through electric gates, the property enjoys an impressive entrance leading to an extensive gravel driveway. Generous parking is available for numerous vehicles, while the triple garage provides further secure storage and practical space alongside the excellent range of outbuildings.



Location

Rose Cottage enjoys a peaceful rural position along Lockeridge Lane close to the historic riverside town of Upton upon Severn. The surrounding Worcestershire countryside provides an attractive setting for walking, cycling and outdoor pursuits, while the nearby town offers a range of everyday amenities including independent shops, cafés and services. The area is well placed for access to neighbouring market towns and larger centres, making it an appealing location for those seeking country living with convenient connections.

Services

The property benefits from mains electricity and water. Drainage is supplied via a private septic tank and there is oil-fired central heating.

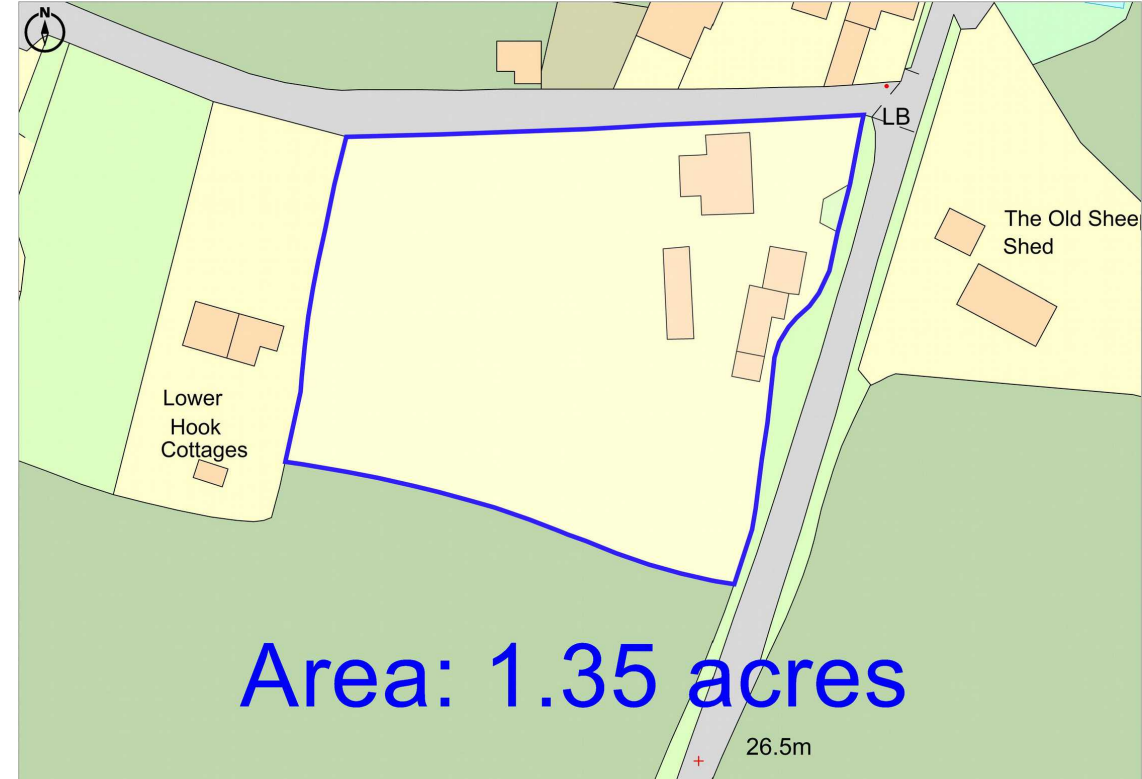
Broadband Speed: Ultrafast broadband available. Download speeds up to 900 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and low risk for surface water flooding.

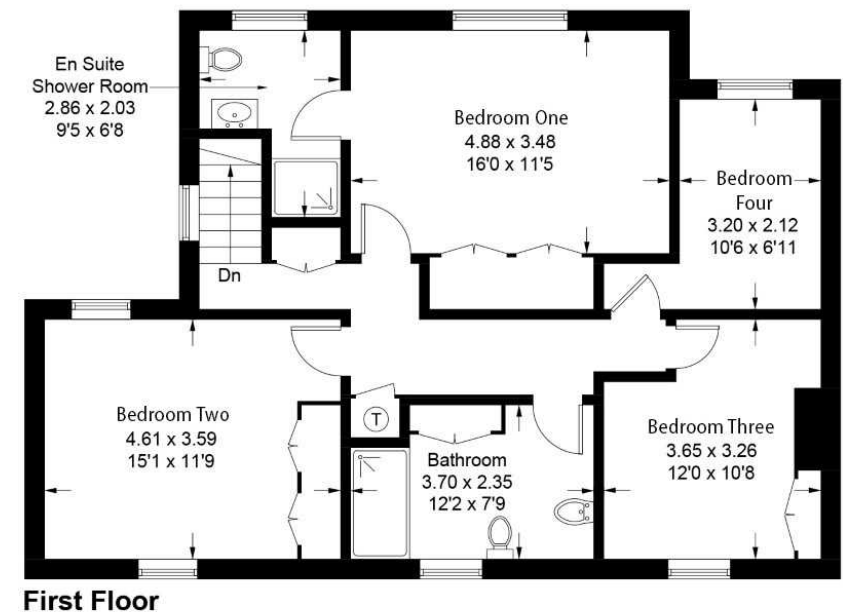
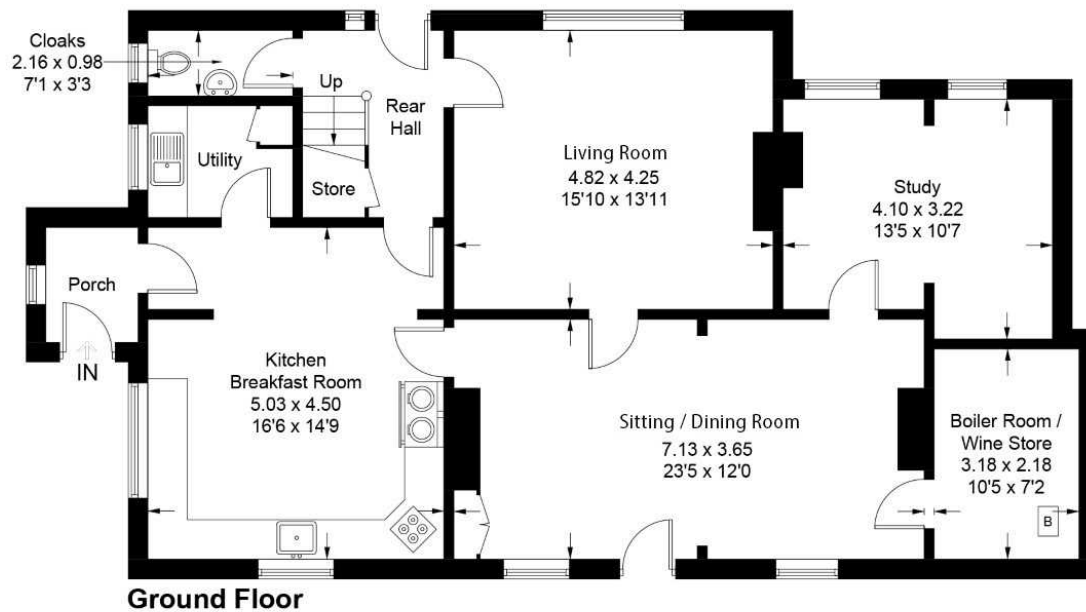
Council Tax

The Council Tax for this property is Band F



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Approximate Gross Internal Area = 192.8 sq m / 2075 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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