Denny & Salmond

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Residential Sales & Letting Agents

Milestone Cottage 2 Milestone Road

Upton-Upon-Severn, WR8 0EN

Located on the edge of Upton-Upon-Severn, you will find yourself in a picturesque setting with local amenities and scenic views just a stones throw away. This beautifully maintained home offers a perfect blend of comfort and elegance and in brief the accommodation comprises, Entrance Hall, Cloakroom, a generous Conservatory, Living Room along with a Kitchen Dining Room. Whilst to the First Floor, are four Bedrooms, En-Suite Shower Room and a further Bathroom. One of the standout features of this property is its stunning garden, which has been lovingly landscaped and cared for. Additionally, the property benefits from a Garage and driveway parking for several vehicles. EPC Rating D

Guide Price £475,000

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Entrance Hall
Part glazed door opens into the Entrance Hall. With doors off to the Living Room, Kitchen Dining Room and Cloakroom. Door to a useful understairs storage cupboard, radiator, Karndean flooring and stairs rise to the First Floor.

Cloakroom
The Cloakroom is fitted with a white suite comprising low flush WC, circular wash hand basin with chrome mixer tap and cupboard below. With the continuation of the Karndean flooring, obscure double glazed window to the front aspect, radiator and wall mounted fuse board.

Kitchen Dining Room
20'9" x 9'4" (6.34m x 2.86m)
The Kitchen Dining Room is comprehensively fitted with a range of cream base and eye level units with under unit lighting, tiled working surfaces and matching splashback. Slot in Rangemaster with five ring gas hob, double oven below and Rangemaster Extractor hood above. Composite sink unit with drainer and mixer tap, integrated dishwasher, washing machine, fridge freezer and larder style cupboard. Dual aspect double glazed windows to the front and rear aspects, two radiators, spotlights to ceiling and glazed door to the Conservatory.

Living Room
20'11" x 11'5" (6.4m x 3.5m)
A particular feature of this room is the woodburner inset with limestone surround and hearth. Coving to ceiling, two double glazed windows to the front aspect, two radiators and opening to the Conservatory.

Conservatory
20'4" x 12'9" narrowing to 8'2" (6.2m x 3.9m narrowing to 2.5m)
The Conservatory is a perfect addition to this home, with double glazed windows to the rear and side aspects overlooking the beautifully maintained garden. Two radiators, power and lighting.

First Floor
From the Entrance Hall, stairs rise and return to the First Floor. With doors off to all Bedrooms and Bathroom. Access to loft space via hatch, door to Airing Cupboard housing the water tank and slatted shelving above for storage.

Bedroom One
11'5" x 11'5" (3.5m x 3.5)
Double glazed window to the rear aspect, radiator and door to the En-Suite Shower Room.

En-Suite Shower Room
The En-Suite Shower Room is fitted with a white suite comprising, low flush WC, wash hand basin with chrome mixer tap with cupboard below. Walk-in shower cubicle with glazed screen, radiator, fully tiled walls and flooring. Obscure double glazed window to the rear aspect.

Bedroom Two
9'10" x 9'10" (3m x 3m)
Double glazed window to the rear aspect overlooking the rear garden, radiator and double built-in wardrobes.

Bedroom Three
9'10" x 8'10" (3m x 2.7m)
Double glazed window to the front aspect providing views towards the Malvern Hills. Radiator.

Bedroom Four
9'2" x 6'4" (2.8m x 1.94m)
Currently used as an office / dressing room, fitted with double wardrobes housing the Worcester Boiler, hanging rails and shelving. Radiator, double glazed window to the front aspect providing views towards the Malvern Hills.

Bathroom
The Bathroom is fitted with a white suite comprising, a freestanding bath with chrome mixer tap, low flush WC and floating contemporary wash handbasin with chrome mixer tap. Shower cubicle with glazed door, wall mounted mirror cabinet and fully tiled walls and flooring. Radiator, Spotlights to ceiling and obscure double glazed window to the front aspect.

Garage
16'4" x 6'6" (5m x 2m)
With two up and over doors to the driveway parking, built-in storage cupboards and access to the eaves. Power, lighting, courtesy door to the garden and door to an Office.

Office
9'2" x 8'2" (2.8m x 2.5m)
Within the Garage, an Office has been created, with power, tiled flooring, double glazed window to the rear aspect and spotlights to ceiling.

Outside
To the front of the property there is a paved driveway leading to the attached garages, providing ample off road parking and a turning space.

The fore-garden is hardscaped for ease of maintenance, with a variety of sculptural plants and enclosed with clipped mature mixed hedging. Gated access leads to the rear of the property.

The rear garden garden is beautifully maintained and really compliments the property. With a paved patio area and seating area located behind the garage, enjoying a high degree of privacy. Slate filled borders with a curved lawn area lead to the well stocked shrub and flower borders. There is a level lawn, access to garage via courtesy door, external water tap and lighting.

To the walled side of the garden is a further strip of lawn and hedge which belongs to the house.

Council Tax Band
We understand that this property is council tax band E.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

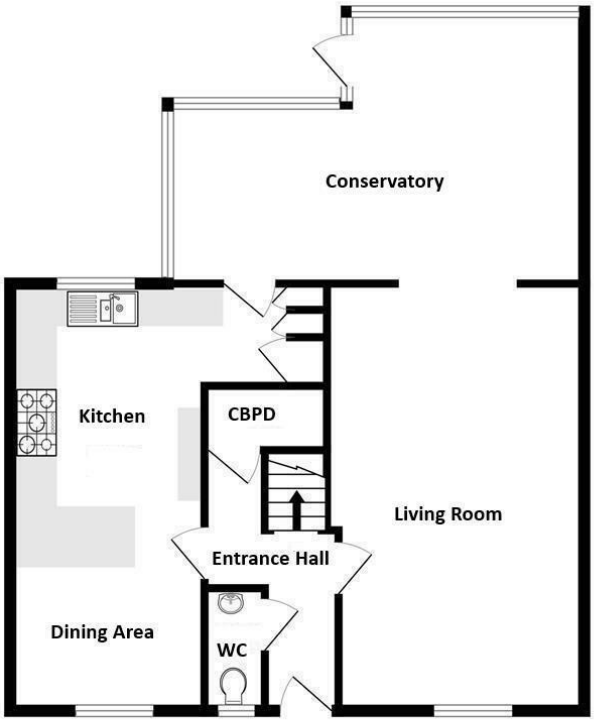
Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

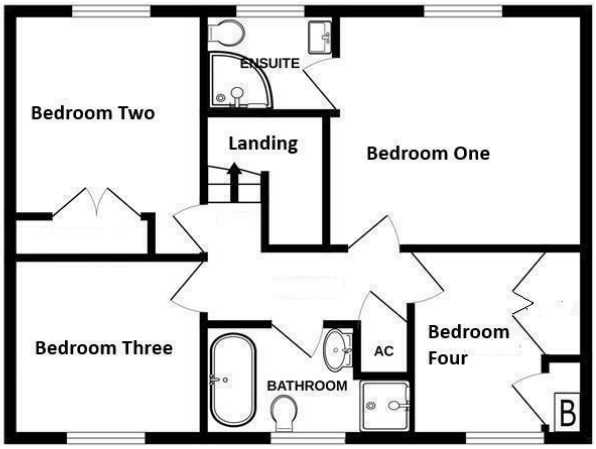
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

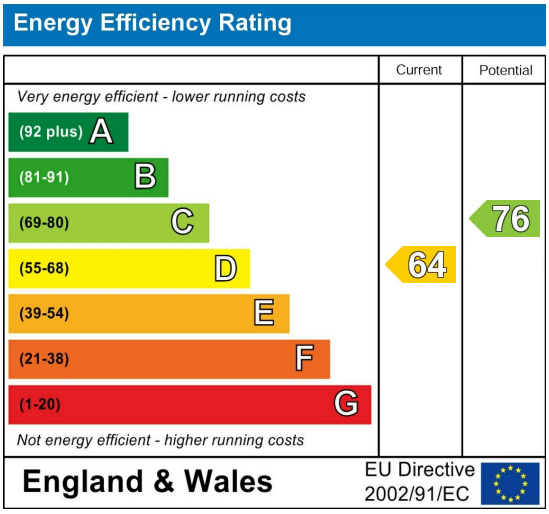
Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Virtual Tour
A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=DnIQRMOlvt4

Floor Plan







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