



Close Cottage  
Longdon Heath | Upton-upon-Severn | Worcestershire | WR8 0QZ

FINE & COUNTRY

# CLOSE COTTAGE

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A detached, early 17th century, half-timber framed, Grade II Listed cottage with ancillary outbuildings including a triple carport, workshop and one bedroom studio. Set in just under an acre with a beautifully maintained lawned garden and situated in a highly favoured rural setting strategically located in South Worcestershire.



#### Ground Floor

Walking through the front door of Close Cottage takes you into an entrance hallway with a guest cloakroom and WC. The first room you walk into is the dining room featuring an inglenook fireplace, traditional leaded windows and a door leading to the front of the property. This flows through into the principal reception room, currently being used as a sitting room. This room boasts a log burner, an imposing vaulted beamed ceiling, triple aspect windows and a feature fruit stained glass door panel which depicts the Royal Worcester Fruit Design. The kitchen/breakfast room has a Rayburn and integrated oven. There is a utility room and doors leading through to a snug with glazed doors leading onto the entertaining terrace. Flowing from here is an office and downstairs bedroom (number five). There are six cast iron radiators each with ten heating panels in copper throughout the ground floor.





# Seller Insight

“ From the moment we drove up the sweeping driveway we fell in love with Close Cottage,” say the current owners. “Quintessentially English, it is a perfect ‘chocolate box’ black and white cottage, surrounded by manicured gardens. To own a beautiful cottage in the country was our aspirational dream, and once we walked through the front door of this one, the emotion was almost overwhelming. Beautiful rustic beams cradled the low ceilings, while solid stone floors, inglenook fireplaces and decorative lead work on the large oak door, added to the pastoral feel of the house. Right away, we knew this quirky and charming home was where we belonged.”

“The sitting room is like no other room I’ve ever seen before,” the owners continue. “The dark walnut wood floorboards, the high ceilings, and the lead light door window, designed to depict the Worcestershire Fruit Pattern, just fill the room with character. It is the perfect place to read by the fire with a glass of wine and relax. The dining room is fabulous too; originally the downstairs of the one up, one down cottage, it is the perfect room to sit down for a formal dinner. The low oak beams date back to circa 1788, and the stone floors are the ideal accompaniment to the beautiful tones of my French grand piano.”

Outside, the sun shines on the garden all through the afternoon so that summer days can be stretched out and enjoyed until late. “We will miss the beauty that Close Cottage has brought us each season,” the owners say. “In the winter, the white walls glisten against the falling snow, and the cottage looks particularly idyllic at Christmastime. In the Spring, there are simply so many daffodils and other wildflowers that pop up all over the garden, which have been perfect for hiding Easter eggs. In the Summer, the garden is buzzing with bees and butterflies flying around the damson and apple trees. We have had much fun and success making jams and ciders which we have enjoyed on the long summer nights while trying to hear the call of the cuckoo. In the Autumn, we have enjoyed the rich colours of the falling leaves along with the warmth of some impressive bonfires and mugs of hot chocolate. All these seasonal moments have been shared with our little boys: their first words and steps; their first tree climbs and swings; their chickens, bunnies, lambs; and playing in the garden with our little dog.”

The local area also has much to offer. “There are many little village primary schools in and around Upton-upon-Severn,” say the owners. “They all feed into Hanley Castle High School which is one of the best in the area. There are also many very good private schools in Malvern, which is just a 15-minute drive away, and in Gloucester and Cheltenham, a 30-minute drive away. The village of Upton-upon-Severn has two supermarkets, a local butcher, hardware store, toy shop, sweet shop, florist, many cafes, and four pubs. It has recently become a haven for antique wares and collectables. Each year there are the summer festivals for Folk, Jazz, Blues and Sunshine, which bring wonderful tourism into the town. The Malvern Hills, an area of outstanding natural beauty, is only a stone’s throw away with many stunning walks to suit all ages and abilities.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







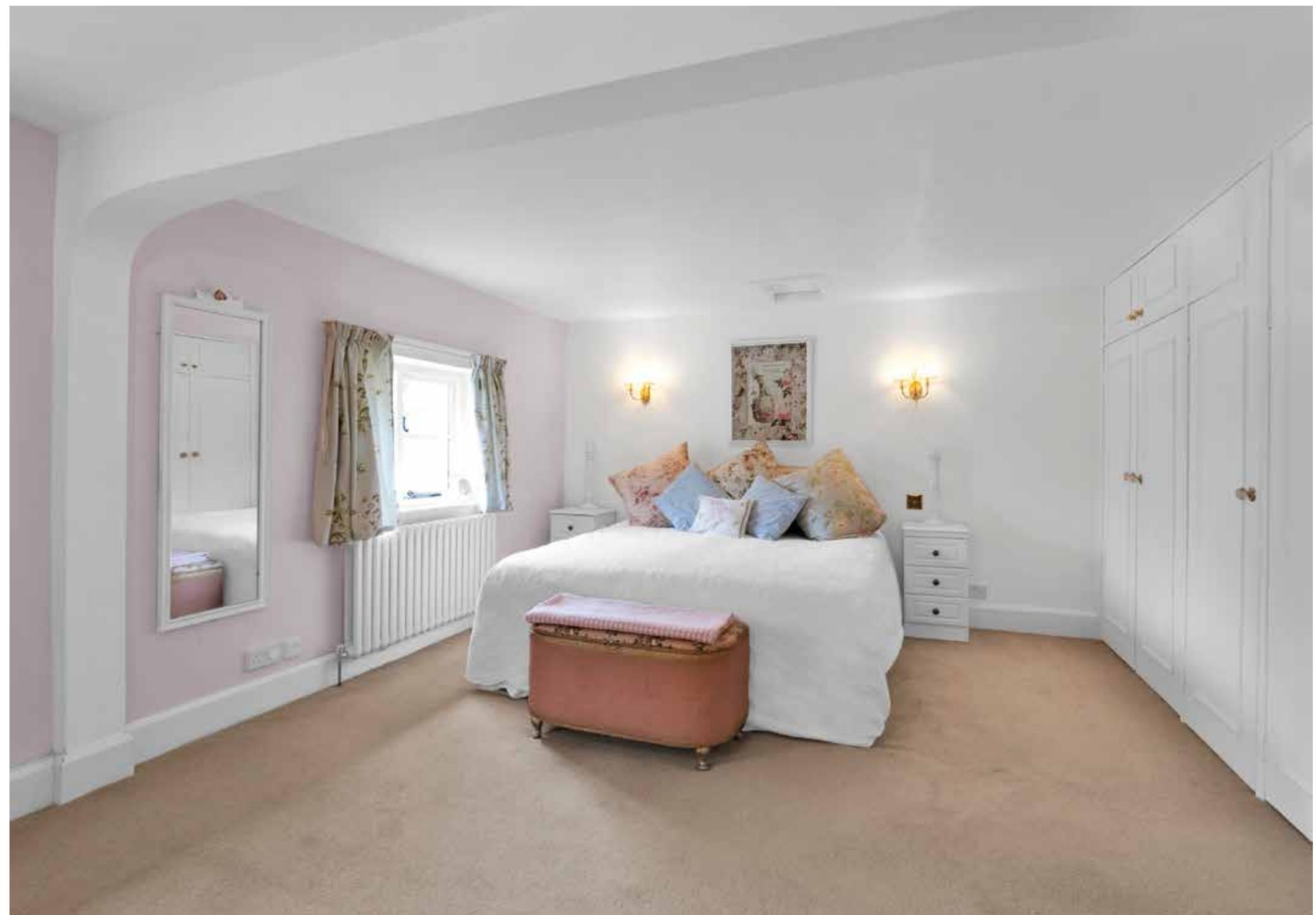




## First Floor

The first floor has a generous landing and is configured of four double bedrooms, one with an en-suite bathroom, and the family bathroom. Bedroom 4 boasts a concealed ornate black cast iron fireplace. The main bedroom features fitted wardrobes and a modern en-suite bathroom with a feature cast iron bath. All other bathrooms have slipper baths with claw feet.











## Outside

Close Cottage is approached through private gates leading to ample gravel parking. There is a triple carport with an integrated traditional brick outbuilding and a separate store. To the front and side of the property is a large gated lawned garden. There is an array of damson and apple trees. In addition, there is an old Malvern Hills gas lamp on the driveway that was bought from Malvern Hills District Council by the previous owner and converted to electric.

## Detached Studio

The one bedroom studio is configured with a kitchenette, shower room, log burner and a secluded garden on the side.







## LOCATION

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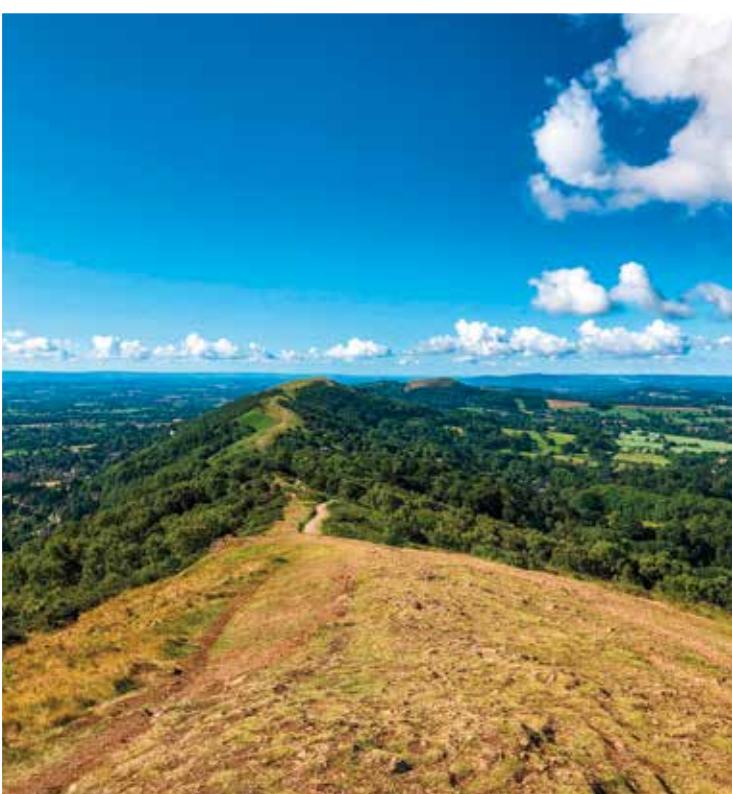
Close Cottage is situated along a country lane characterised by large, detached houses on large plots. Nearby Upton-upon-Severn, famous for its festivals, marina, and gastro pubs, is a historic Worcestershire riverside community. For centuries, The River Severn was one of the great trading routes of Britain, now long since superseded by the advent of the railway and motorway. Oliver Cromwell's soldiers crossed the river here and won The Battle of Upton, prior to going on to win the Battle of Worcester during The English Civil War. Modern day Upton is now a recreational magnet, particularly over weekends and the summer months, with its close proximity to the Malvern Hills adding to its appeal. It is also the birthplace of Formula One motor racing legend Nigel Mansell.

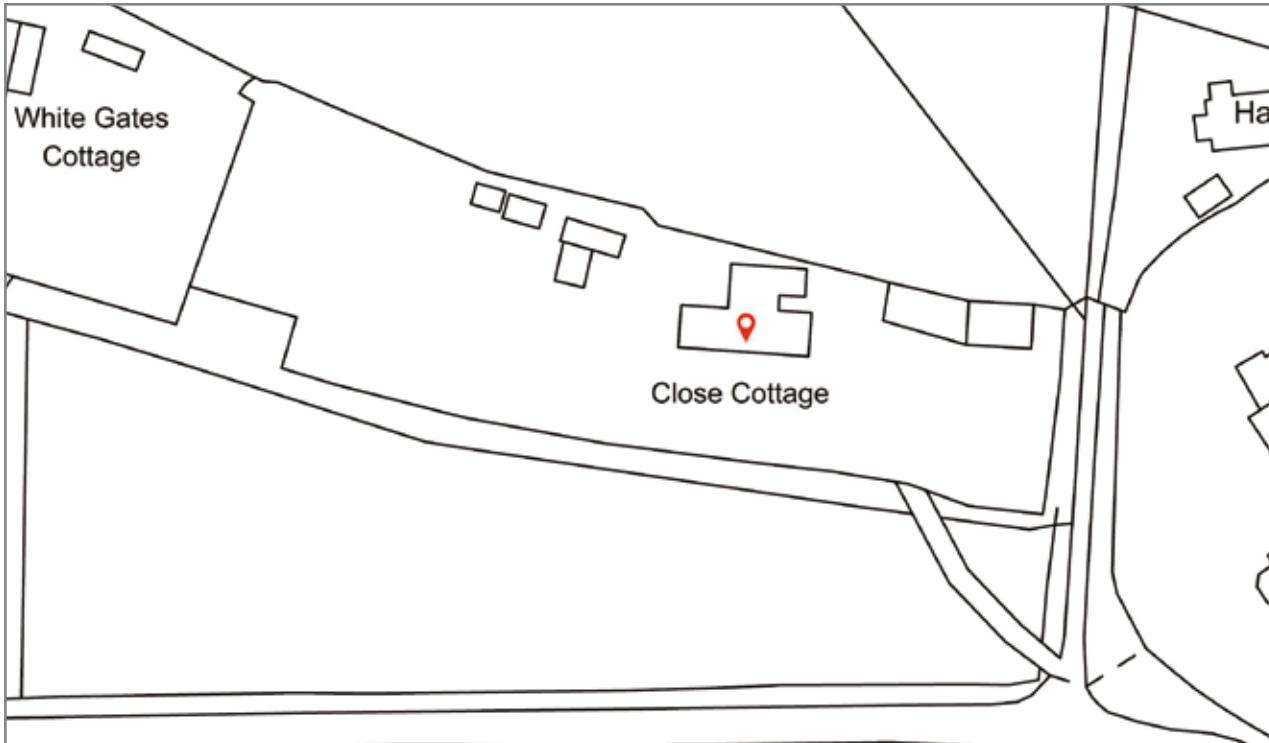
The cathedral city of Worcester, also lying on the banks of The River Severn, is some 10 miles north providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University. Whilst Cheltenham and its Racecourse, some 18 miles to the south, is within easy reach for days out and high-end shopping.

The newly opened Worcestershire Parkway Railway Station is located 11 miles away from Close Cottage. It is situated to the east of Worcester, off Junction 7 of the M5, and is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

The M5 motorway (accessed via J1 of The M50 or J7 at South Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport (45 miles) and the M40. London (128 miles) is best accessed by the M5 South which also provides for commuting to Cheltenham, Gloucester, and Bristol (59 miles).

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Malvern College, and The Kings Schools and Royal Grammar School at Worcester.





#### Services

Mains water, electricity and drainage.  
Oil fired central heating.

#### Notes

There is a second entrance to Close Cottage 30 meters up the close.

The property is split over multiple titles.

#### Tenure

Freehold

#### Local Authority

Malvern Hills District Council  
Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

#### Opening Hours:

|                  |                   |
|------------------|-------------------|
| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday         | 9.00 am - 1.00 pm |



## Close Cottage, Longdon Heath, Upton-upon-Severn, Worcestershire

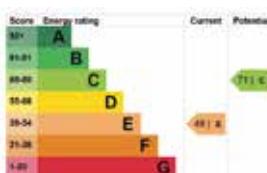
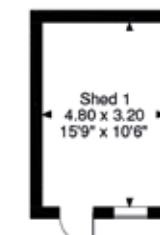
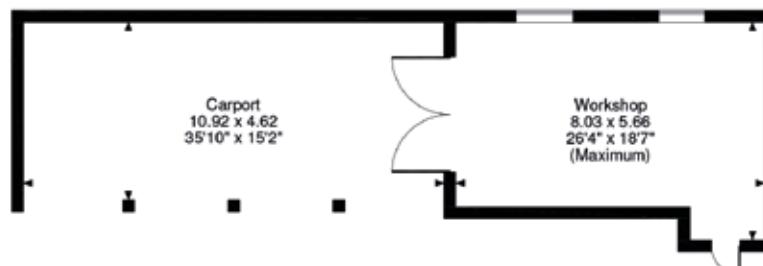
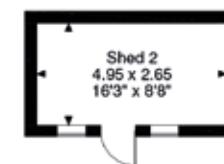
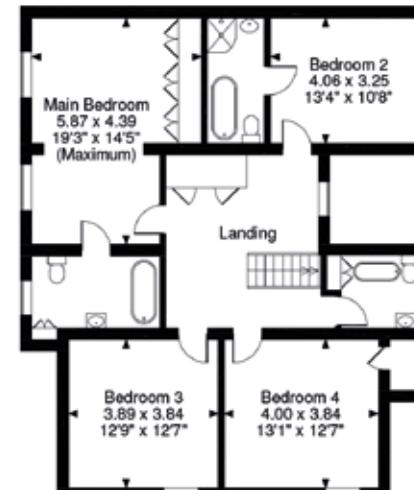
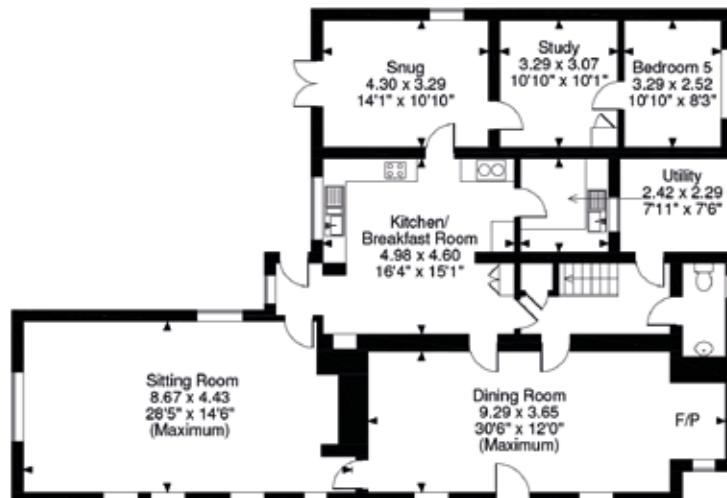
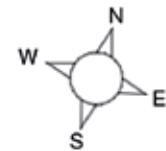
Approximate Gross Internal Area

Main House = 2820 Sq Ft/262 Sq M

Carport & Workshop = 991 Sq Ft/92 Sq M

Cabin & Sheds = 377 Sq Ft/35 Sq M

Studio = 338 Sq Ft/31 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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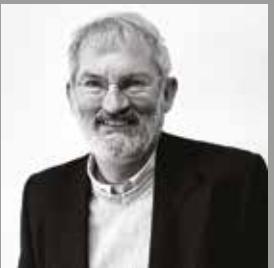
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