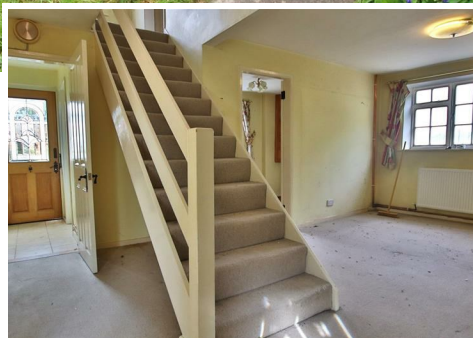




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estate agents



Derry Cottage The Cross, Tewkesbury, GL20 6HA Offers In The Region Of £315,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

www.tagestateagents.co.uk | info@tagestateagents.co.uk



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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Situation

Ripple is situated on the outskirts of Gloucestershire, close to open countryside and yet within easy driving distance of Upton upon Severn and Tewkesbury town centres.

Tewkesbury town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

Upton has its own Marina and there is an annual point-to-point meeting as well as Jazz, Folk and River festivals. The town is approximately three miles from M50/M5 motorways, eleven miles from Worcester and seven miles from Tewkesbury.

PROPERTY SUMMARY

NO ONWARD CHAIN

- Fabulous project
- Three Bedrooms
- Kitchen
- Living room
- Dining room
- Lobby
- Solar panels
- investment opportunity
- Garage and off road parking



Description

Nestled in the charming village of Ripple, Tewkesbury, this house presents a wonderful opportunity for those seeking a project to transform a property into their dream home. With two reception rooms, this residence offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable accommodation, making it ideal for families or those looking for extra space.

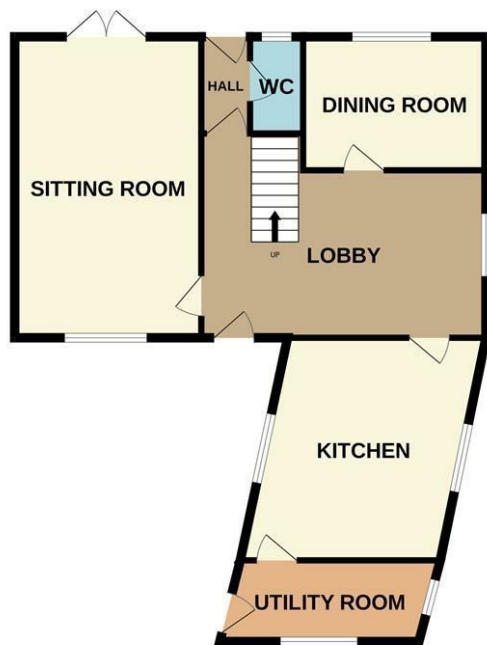
The property features a single bathroom, which, with a little imagination, could be updated to suit modern tastes. The house is set in a picturesque village location, offering a peaceful lifestyle while still being within easy reach of local amenities.

This home is not just a residence; it is an investment opportunity waiting for someone to come in and breathe new life into it. With a little love and care, this house could be transformed into a stunning family home or a lucrative rental property.

****Full new heating system, heat pump, owned solar panels****

If you are looking for a project in a serene village environment, this property at The Cross in Ripple could be the perfect fit for you. Embrace the potential and make it your own.

GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

11'09 x 18'10 (3.58m x 5.74m)

Dining Room

10'07 x 7'10 (3.23m x 2.39m)

Lobby

17'10 (max) x 10'06 (5.44m (max)
x 3.20m)

Kitchen

12'05 (max) x 13'11 (max) (3.78m
(max) x 4.24m (max))

Utility Room

12'05 (max) x 5'01 (max) (3.78m
(max) x 1.55m (max))

Bedroom 1

15'09 x 11'03 (4.80m x 3.43m)

Bedroom 2

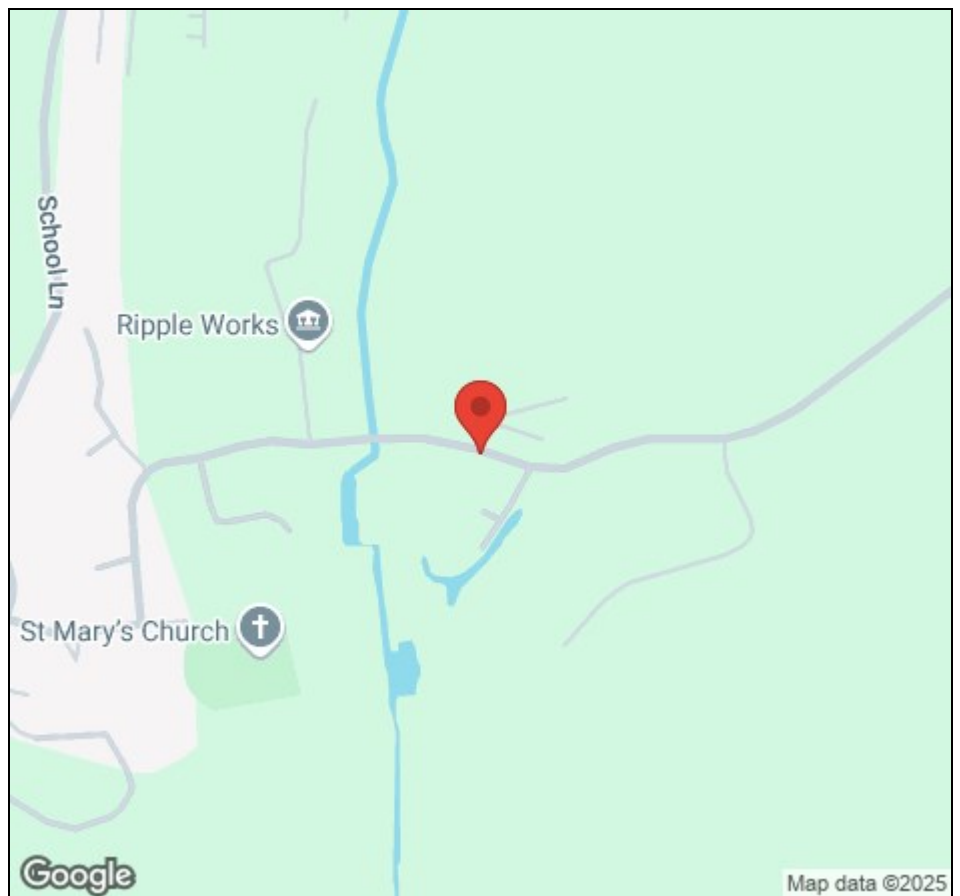
11'08 x 10'05 (3.56m x 3.18m)

Bedroom 3

11'08 (max) x 8'02 (3.56m (max) x
2.49m)

Bathroom

6'01 x 6'00 (1.85m x 1.83m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagestateagents.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.