



# tag



## SALES & LETTINGS



**Holly Green House , Worcester, WR8 0PD**  
**Asking Price £499,950**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Situation

This property is located in the south of Worcestershire, on the east bank of the River Severn, near Upton-upon-Severn.

The village is located on the A38 road that runs roughly parallel to the River Severn, on its Tewkesbury to Kempsey stretch, and on the A4104, which crosses the Severn at Upton.

The village includes the Blue Bell public house and is approximately 6 miles from Tewkesbury and 10 miles from Worcester, where larger commuter links can be found.

## PROPERTY SUMMARY

Four Bedrooms  
Cottage  
Lounge With Log Burner  
Kitchen With Under Floor Heating  
En Suite To Attic Room  
Courtyard Garden  
Downstairs Cloakroom  
Village Location  
Double Glazing  
Council Tax Band E





## Description

Nestled on the outskirts of the friendly town of Upton-upon-Severn, this lovingly refurbished Georgian residence perfectly merges classic charm with modern family living. Its excellent location places you just a short stroll away from the lively music festival season, making it a wonderful spot for families who enjoy culture and community activities.

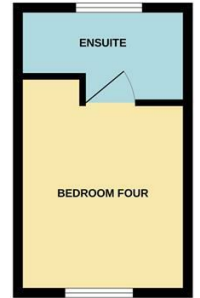
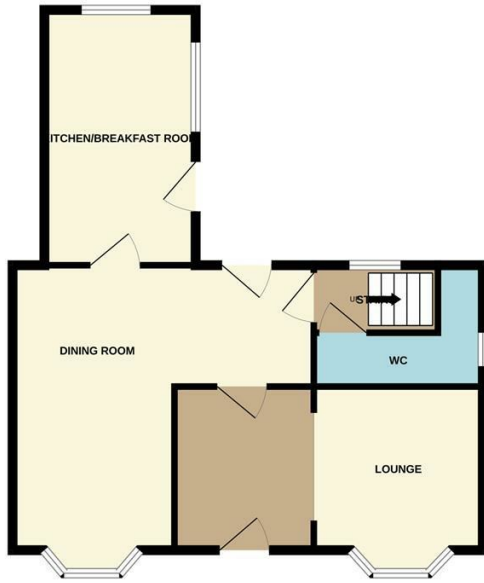
The home features two welcoming reception rooms. The bright sitting room, with its beautiful bay window, invites natural light, creating a warm and cheerful atmosphere. The lounge and snug area, enhanced by a cozy log burner, are perfect for family gatherings or quiet movie nights in. An inviting door connects the living room to the dining room, which also enjoys a lovely bay window overlooking the front garden—a delightful backdrop for family meals. Just beyond, you'll find the fitted kitchen, complete with underfloor heating for those chilly mornings.

With four spacious bedrooms, this home provides plenty of room for family living, sleepovers, or hosting friends. Two well-appointed bathrooms ensure that there's ample convenience for everyone. Each room has been thoughtfully decorated, balancing contemporary style with charming period features, making it a cozy sanctuary for all family members.

Step outside to discover a south-facing courtyard garden, an ideal spot for family playtime, sunny afternoons, or entertaining friends with a barbecue. This outdoor space serves as a peaceful retreat, perfect for relaxation or al fresco dining under the stars.

In summary, this Georgian residence in Upton-upon-Severn is a remarkable family home that offers spacious living and a prime location. Whether you're looking for a place to create lasting memories or a stylish retreat, this house is sure to become a beloved family haven. Don't miss the chance to make this wonderful property your own!





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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### Lounge

10'07 x 11'01 (3.23m x 3.38m)

### Dining Room

21'03 (max) x 17'09 (max) (6.48m (max) x 5.41m (max))

### Kitchen

8'08 x 14'07 (2.64m x 4.45m)

### WC

6'00 x 2'07 (1.83m x 0.79m)

### Bedroom 1

9'09 x 17'08 (2.97m x 5.38m)

### Bedroom 2

10'08 x 11'05 (3.25m x 3.48m)

### Bedroom 3

10'09 x 8'07 (3.28m x 2.62m)

### Bedroom 4

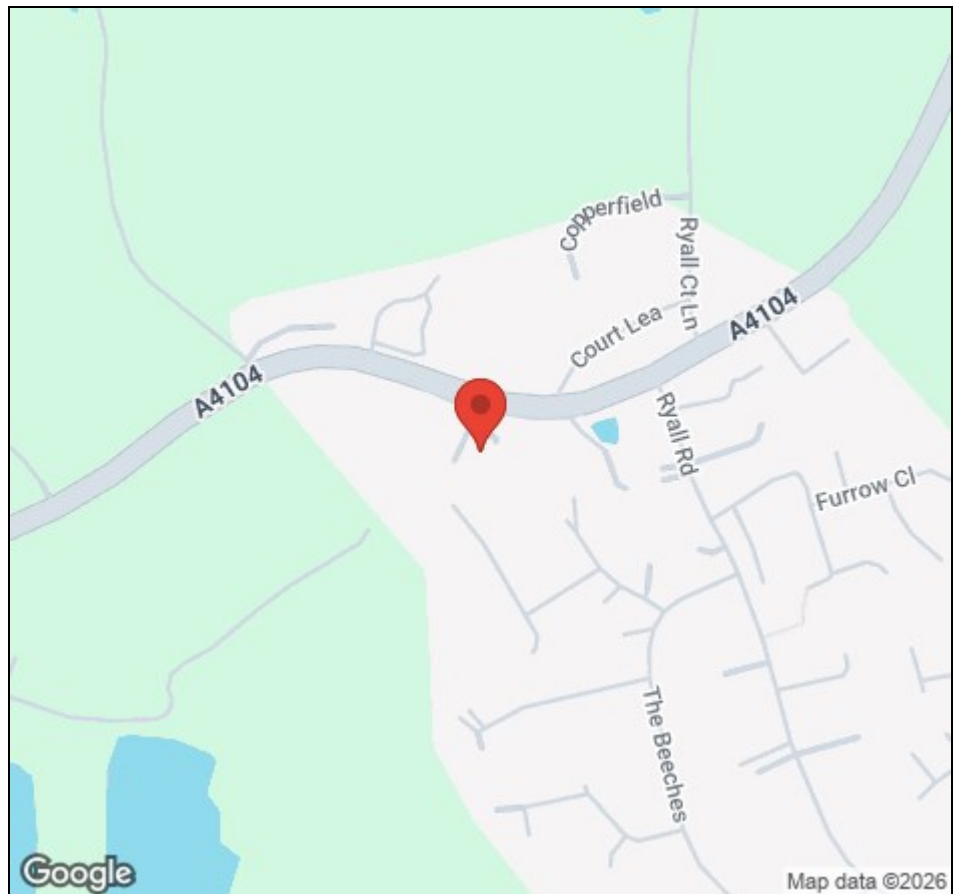
10'11 x 11'02 (3.33m x 3.40m)

### En Suite

8'07 x 6'05 (2.44m x 2.13m x 1.96m)

### Bathroom

7'07 x 6'09 (2.31m x 2.06m)



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

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.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.

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