



Allan Morris
estate agents

**1, Elm Villa, Holly Green, Upton-Upon-Severn,
WR8 0PD**

 **MAYFAIR**
OFFICE GROUP

Holly Green, Upton-Upon-Severn, WR8 0PD

A stunningly presented and extended semi detached, double fronted Victorian Villa with private southerly rear garden located in the hamlet of Holly Green, close to Upton upon Severn. The accommodation which has been thoughtfully renovated by the current owners comprises; canopy porch, entrance hall with original tiled floor, bay windowed sitting room with fireplace, family room, open plan extended kitchen diner and garden room, with direct access to the garden, utility, cloakroom, cellar, dual aspect main bedroom with luxurious en-suite, guest bedroom with en-suite, two further bedrooms, main bathroom. The property is full of character, having been sympathetically refurbished and extended. Further benefits include central heating, underfloor heating, gated driveway providing parking for five or six cars with a space to the side offering potential for a garage, and landscaped, private, southerly rear garden with an original outbuilding having been repurposed to a pizza oven and store. Viewing is a must to appreciate the size and potential of the home on offer.



LOCATION

The property is situated in the hamlet of Holly Green, just the other side of Upton Bridge to Upton upon Severn. Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, with a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, medical centre, library, three churches, primary school and popular senior school (11 to 18 years) at Hanley Castle. (School bus stop only a 3 minute walk away) Upton is well positioned ,being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles. Worcester Parkway Station is 11.5 miles away.

CANOPY PORCH

Timber frame canopy porch over a blue brick step, outside courtesy light, obscure glass front door to:

ENTRANCE HALL

Ceiling light point, smoke alarm, radiator behind decorative cover, original feature staircase to the first floor, restored original Victorian hall tiles, doors to:

SITTING ROOM 17'1" max x 12'1" (5.21m max x 3.69m)

Front aspect sash bay window, ceiling light point, picture rail, feature open fireplace with stone surround and marble hearth, bespoke library shelving and storage cupboards to either side of the chimney recess, radiator behind decorative cover, exposed wooden floorboards.

FAMILY ROOM 13'11" max x 11'10" (4.25m max x 3.63m)

Dual aspect with front and aspect sash windows with secondary glazing, ceiling light point, picture rail, Karndean wood plank flooring with under-floor heating.

OPEN PLAN KITCHEN DINER AND GARDEN ROOM 25'11" max x 23'2" (7.92m max x 7.07m)

Fabulous extended open plan kitchen diner and family space. Double-glazed windows to rear and side aspect, double-glazed double doors to south-facing rear garden patio with space for table and chairs and outside dining, large, double-glazed skylight over dining area. Fitted kitchen comprising of a range of floor and wall-mounted ivory units under a light quartz worktop with matching island and breakfast bar, induction hob with discrete extractor over, integral oven, integral fridge, integral freezer, integral dishwasher, integral wine fridge, one and a half bowl inset sink unit with filtered cold and instant boiling water mixer tap over. Sitting/study area with feature Bath stone fire surround and floor-mounted cast-iron AGA wood burning stove with range of bespoke library shelving, storage cupboards and home office with lighting over, limestone tiled floor with underfloor heating, double-glazed door to rear garden, door to cellar, glazed door to:

UTILITY 7'7" x 4'5" (2.33m x 1.37m)

Rear aspect double glazed window, recessed ceiling downlighters, bespoke floor-mounted range of units under a quartz work surface with inset Belfast style sink with mixer tap over, space and plumbing for washing machine and tumble dryer, continued limestone tiled floor with underfloor heating. Door to:

CLOAKROOM

Recessed ceiling downlighters, extractor, contemporary white suite comprising: floating wash hand basin with storage below, concealed cistern and wall-hung flush plate WC, continued limestone tiled floor with underfloor heating.

CELLAR ENTRANCE

Accessed from the kitchen area, wall light point, steps down to the cellar. Door to:

CELLAR 13'11" x 12'0" max (4.26m x 3.68m max)

Front aspect window, two wall light points, central room divide which could be removed, floor mounted Worcester Bosch oil-fired boiler, radiator. The room provides a fabulous storage space with potential for further conversion.

GALLERIED LANDING

Front aspect sash window with secondary glazing, ceiling light point, smoke alarm, access to roof space with excellent potential for conversion, radiator behind decorative cover, decorative railing and spindles, exposed floorboards. Doors to:

BEDROOM ONE 13'11" x 11'10" (4.25m x 3.63m)

Dual aspect with front and side facing sash windows with additional secondary glazing, ceiling light point, picture rail, feature cast iron fireplace, two radiators, exposed floorboards. Door to:

ENSUITE 11'9" x 3'11" (3.60m x 1.21m)

Ceiling light point, recessed ceiling downlighters, extractor, contemporary white suite comprising: walk-in shower cubicle with rainfall shower, his and hers floating circular sinks with storage below, push flush WC, heated chrome towel rail, limestone tiled floor with underfloor heating.

BEDROOM TWO 12'1" x 9'8" (3.69m x 2.96m)

Front aspect sash window with secondary glazing, ceiling light point, radiator, exposed floorboards, door to walk-in wardrobe with hanging rail and shelving. Door to:

ENSUITE 7'10" x 3'10" (2.40m x 1.19m)

Recessed ceiling downlighters, extractor, contemporary white suite comprising: shower cubicle with rain fall shower, wash hand basin with storage below, hidden cistern push flush WC, tiled floor with underfloor heating.

BEDROOM THREE 11'11" x 11'10" (3.64m x 3.62m)

Rear aspect sash window overlooking the rear garden, ceiling light point, picture rail, radiator, exposed wooden floorboards.

BEDROOM FOUR 11'10" x 7'6" (3.63m x 2.30m)

Rear aspect sash window, ceiling light point, radiator behind decorative cover, wooden panelling to side wall, exposed wooden floorboards.

BATHROOM 8'10" x 5'10" (2.71m x 1.79m)

Obscure glass sash window, recessed ceiling down lighters, extractor, contemporary four-piece white suite comprising: double-ended panel bath, shower cubicle with rainfall and body showers, floating wash basin, push flush WC, heated chrome towel rail, limestone tiled floor with underfloor heating.

FRONT GARDEN

Low-maintenance front garden is accessed via a wide brick pillar gateway with timber five-bar gates of which open to a stone chip drive with parking for five to six cars. Blue brick edge borders to the side, a maintained privet hedge giving good privacy to fore, mature wisteria on side elevation, a tall wooden side gate gives access to the rear garden.

REAR GARDEN

Private southerly landscaped rear garden, accessed from the kitchen and garden room, with an initial wide paved patio with plenty of space for table and chairs and outside entertaining and dining. Steps lead up past raised flower and shrub beds, including a mature cherry tree, to a level lawn. An original outdoor building has been repurposed into a garden store and pizza oven with low-maintenance grass seating area to the side and outdoor electrical socket. Steps lead up to a final paved terrace with raised Arbour seating to look west to the Malvern Hills and the sunset, large timber garden shed and raised beds. There is a wide space to the side of the property with timber bicycle shed, offering potential for a garage or position for a motor home or caravan off the main drive.

DIRECTIONS

From the Allan Morris office in Old Street, travel towards the river, on reaching the mini roundabout, take the second exit onto the A4104. Continue over the bridge, and as the road continues uphill, there is a layby on the right-hand side. The property faces onto this layby, and is the second property in, on the right-hand side. To arrange a viewing or with any queries on the property, please call Allan Morris & Ashton on 01684 891348.

ADDITIONAL INFORMATION

TENURE: We understand the property will be Freehold, but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

SERVICES: Mains electricity, water and drainage are connected. Central heating is oil-fired. Please note that we have not tested any services or appliances, and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151). Council Tax: E

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: D68

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

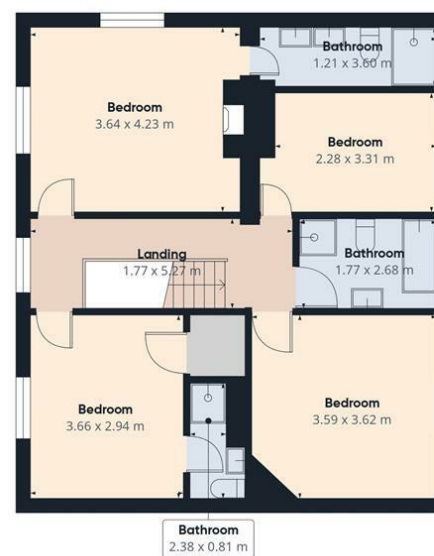
ASKING PRICE - £650,000



Ground Floor



Floor 1



Floor 2

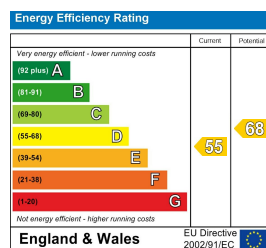
Approximate total area^m
170.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC



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