



Allan Morris
estate agents

**Green Gables, Ripple, Gloucestershire, GL20
6EX**

 **MAYFAIR**
OFFICE GROUP

Ripple, GL20 6EX

A substantial detached property, situated in a semi-rural/village location in Ripple, between Tewksbury and Upton-upon-Severn. The property comprises: porch, hallway, lounge dining room, generous dining kitchen, with rear hallway, utility and WC. There is also a substantial home office and store room from which to work from home or convert into additional accommodation or bedroom. To the first floor are five bedrooms, family bathroom and a WC. The property has a converted loft room with fine views that would be an ideal study area or hobby room. Outside there is ample frontage laid to low maintenance stone chippings, a detached garage, greenhouse, and enclosed and private rear garden, with an open rural outlook to the rear. The property would benefit from some updating, but offers great scope and potential for a splendid family home in this quiet yet well connected little hamlet. Offered with no chain, we highly recommend an early viewing. Call our Upton office on 01684 891348



ENTRANCE PORCH 5'10" x 4'0" (1.80m x 1.22m)

Double doors with obscure glass, opens to porch, further double doors open to hallway, door to side opens to:

INNER HALLWAY 7'6" x 4'3" (2.29m x 1.31m)

Front facing uPVC double glazed window, built in storage with sliding doors, further door to office.

OFFICE 18'4" x 9'11" (5.61m x 3.04m)

Front facing uPVC window, two side facing obscure uPVC windows, power and light, telephone point, panelling to walls. door to:

STORE ROOM 10'0" x 5'2" (3.05m x 1.59m)

Rear facing obscure uPVC window, soil pipe in place for potential cloakroom.

HALLWAY 7'11" x 6'1" (2.43m x 1.87m)

Large under stairs storage cupboard, stairs lead up to first floor, radiator, doors to:

LOUNGE DINING ROOM 24'6" x 11'0" (7.48m x 3.37m)

Rear facing with two sliding patio doors opening to the rear garden, open fireplace with stone built surround, tv point radiator.

KITCHEN DINING ROOM 14'5" x 20'11" max (4.41m x 6.39m max)

Open plan with two front facing uPVC double glazed windows. Esse stove (redundant), range of wooden eye and base level units with worktop over, extends to breakfast bar, integrated electric oven and grill, electric hob with extractor hood over, inset ceramic one and a half sink and drainer unit, integrated refrigerator, radiator, tiled floor, space and plumbing for dishwasher. Doorway to:

REAR HALLWAY 10'0" x 3'6" (3.06m x 1.08m)

Tiled floor, uPVC back door, doors to:

WC 5'2" x 2'10" (1.58m x 0.88m)

Side facing obscure uPVC window, low level WC, wash basin, part tiled walls.

UTILITY 9'10" x 9'0" max (3.01m x 2.75m max)

Rear facing uPVC window, range of base level units with worktop over, sink and drainer units, space and plumbing for washing machine and tumble dryer, space for other appliances such as chest freezer, two built in storage cupboards, one of which houses the central heating boiler.

FIRST FLOOR LANDING

Side facing double glazed windows, stairs to second floor, under stairs cupboard, radiator, doors to:

WC 6'0" x 2'7" (1.84m x 0.80m)

Front facing obscure uPVC window, low level WC, corner wash basin.

BEDROOM ONE 13'11" x 11'0" (4.25m x 3.36m)

Rear facing uPVC window with rural views towards Bredon Hill, fitted wardrobe, television point, radiator, vanity unit with inset basin.

BEDROOM TWO 11'0" x 10'10" (3.36m x 3.31m)

Rear facing uPVC window with views, built in wardrobe, dressing table with inset sink, radiator.

BEDROOM THREE 13'0" x 10'11" (3.97m x 3.35m)

Rear facing uPVC window with rural views, vanity unit with inset sink, radiator, large fitted wardrobe with sliding doors, radiator.

BEDROOM FOUR 9'11" x 7'8" (3.03m x 2.35m)

Front facing uPVC window, fitted wardrobe and dressing table, radiator.

BEDROOM FIVE 10'2" x 6'5" (3.10m x 1.97m)

Front facing uPVC window, television point, radiator.

BATHROOM 10'11" x 10'1" (3.33m x 3.09m)

Front facing obscure uPVC window, panel bath, shower cubicle, low level WC, vanity unit with inset sink and storage below, bidet, radiator.

LOFT ROOM 13'10" x 10'6" (4.24m x 3.22m)

Staircase leads up from first floor landing. Rear facing large Velux window with far reaching views, wood paneling and fitted desks and shelving, access to the roof space.

OUTSIDE

The property has a generous frontage laid to low maintenance stone chippings with period street light feature Driveway for numerous cars leads to the detached double garage and gated access to the further driveway to the side and rear. Beyond the gate is additional parking laid

to tarmac driveway, ideal for cars, motorhomes and other large storage, the driveway continues to the rear boundary, formally used as access to the property beyond which was owned by the vendor. This is now closed and the driveway forms part of the plot of Green Gables. There is also a timber greenhouse to the side of the garage. The garage has power and light and a metal up and over door. The rear garden is private and landscaped, and enjoys a fine open aspect access fields to the rear and towards Bredon Hill in the distance. Laid to a patio seating area across the rear of the house, with steps down to a lawned garden with flowering and shrub borders, mature trees and a stone water feature. All enclosed by brick built and stone walling with gated access to the side/driveway area. LPG tank and outside tap.

DIRECTIONS

From Allan Morris Office in Upton continue on Old Street out of Upton, and over the river bridge, continue until you reach the junction and turn right onto the A38 continue for some time. Take the right hand turn Signposted Ripple into School Lane, Green Gables can be found 1/2 mile from the main road, passing the Village Hall on the left hand side. For more details or to book a viewing, please call our Upton Office on 01684891348

ADDITIONAL INFORMATION

TENURE: We understand the property to 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. Other items, such as carpets and curtains, may be available by separate arrangement

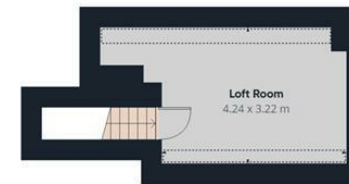
SERVICES: Mains electricity, water and drainage are connected. Central heating is LPG. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Tewkesbury Borough Council 01684 272030 at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: Potential: TBC

ASKING PRICE

'Offers over' £500,000



Approximate total area⁽¹⁾

188.63 m²

Reduced headroom

4.23 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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