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2 Heath Cottage Gloucester Road, Upton Upon Severn, WR8 0QR

£475,000

A stunning, extended, three bedroom Victorian semi-detached country cottage with outbuildings, which has been the subject to extensive refurbishment and upgrading, bringing the accommodation up to modern standard yet retaining much original charm and character. Accommodation comprises: entrance hall, sitting room with wood burner, music room/snug, fantastic extended kitchen diner and family room with bi-fold doors to the garden, utility/cloakroom, vaulted ceiling main bedroom with en-suite, two further bedrooms, main bathroom. Further benefits include gated driveway with ample parking, private westerly rear garden with views, a range of attached outbuildings to include a workshop and store, oil fired central heating. Close to the riverside town of Upton upon Severn where there is a wide range of shops, pubs and restaurants along with schools and surgery. The town is well placed for easy commuting to surrounding centres the M5/M50 and Worcester Parkway Mainline Station.

2 Heath Cottage, Gloucester Road, Upton Upon Severn, WR8 0QR

CANOPY PORCH
Ceiling light point, blue brick step, part glazed door to:

ENTRANCE HALL
Side aspect double glazed windows, recessed ceiling downlighters, smoke alarm, built-in storage cupboard with shelving, stairs to first floor with understairs storage cupboard. dado rail, radiator, tile effect floor. Door to:

SITTING ROOM 13'5" max into chimney recess x 11'5" (4.11m max into chimney recess x 3.48m)
Front aspect double glazed window with views over open countryside to Bredon Hill, ceiling light point, feature exposed brick open fireplace with wooden mantle, floor mounted wood burner on slate hearth, radiator, exposed wooden floorboards.

MUSIC ROOM/SNUG 9'11" x 8'2" (3.04m x 2.51m)
Two ceiling light points, dado rail, radiator, quarry tiled floor, archway to rear hall, doorway to:

DINING KITCHEN/FAMILY ROOM 21'6" x 15'10" (6.56m x 4.84m)
Large, light and airy extended dining kitchen and living space, comprising of:

KITCHEN AREA
Front aspect double glazed window with views over countryside to Bredon Hill, recessed ceiling downlighters, bespoke handmade Blossom Avenue kitchen comprising of a matching range of floor and wall mounted graphite units under a light marble effect Quartz worktop with matching central island with an oak waterfall, large single bowl Belfast style sink with drainage grooves to side with mixer taps over, integral dishwasher, integral fridge, integral freezer, space for tall fridge freezer, integral double oven, integral microwave, recess for coffee maker, matching island with induction hob with extractor over, bin drawer, breakfast bar.

LIVING DINING AREA
With rear aspect double glazed bi-fold doors with access to west facing rear garden and electrically operated roof lights over, recessed ceiling downlighters, ceramic wood plank effect flooring throughout with underfloor heating, double glazed door to rear garden.

REAR HALL
Ceiling light point, access to roof space, radiator, door to:

UTILITY/CLOAKROOM 8'0" x 5'9" (2.45m x 1.76m)
Side aspect double glazed window, ceiling light point, extractor, white suite comprising: wash hand basin, push flush WC, space and plumbing for washing machine with work surface over, option for tumble dryer with storage cupboards, radiator, continued quarry tiled flooring.

LANDING
Ceiling light point, access to roof space, smoke alarm, picture rail, built-in landing cupboard with shelving, dado rail, stripped doors to:

MAIN BEDROOM 15'10" max inc dressing area x 11'9" (4.83m max inc dressing area x 3.59m)
Dual aspect light and airy main bedroom with vaulted ceiling, front aspect double glazed windows overlooking countryside to Bredon Hill and rear aspect double glazed windows and Velux roof lights with seasonal Westerly views to the Malvern Hills, recessed ceiling downlighters, radiator, large main double wardrobe with hanging rail, wood laminate flooring, obscure glass door to:

ENSUITE 5'5" x 4'7" (1.66m x 1.40m)
Recessed ceiling downlighters, extractor, white suite comprising: shower cubicle with rainfall and body showers, pedestal wash hand basin, push flush WC, tiled walls, tile effect floor, heated chrome towel rail.

BEDROOM TWO 11'6" max into wardrobe x 11'4" (3.53m max into wardrobe x 3.47m)
Front aspect double glazed with views over open countryside to Bredon Hill, ceiling light point, picture rail, radiator, feature Cast Iron fireplace, bespoke fitted wardrobe, drawers and storage to both sides of the chimney breast.

BEDROOM THREE 8'5" x 7'11" (2.57m x 2.43m)
Side aspect double glazed window, ceiling light point, picture rail, radaitor.

BATHROOM 8'2" m + recess x 4'11" (2.49 m + recess x 1.50m)
Rear aspect double glazed Velux roof light, white suite comprising: panel bath with rainfall and body shower over and screen to the side, floating wash basin with storage below, lit mirror and over, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

FRONT GARDEN
Accessed from the road via brick pillared gateway, the low maintenance front garden is mostly laid to stone chip providing parking for five cars behind a brick wall to the front with low maintenance lavender, flower and shrub beds, a five bar gate to the side gives access to a further secure parking space to the rear which opens onto the rear garden.

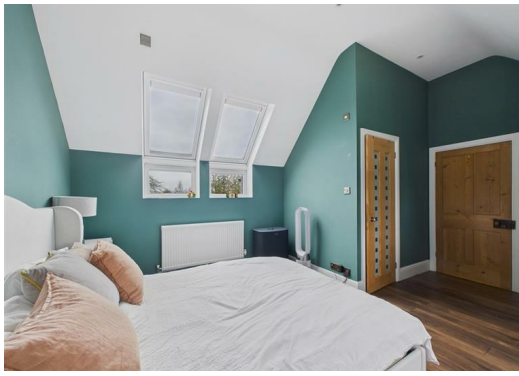
REAR GARDEN
Private west facing landscaped rear garden with an initial curved patio, accessible from the dining kitchen with an extended roof line providing a covered seating area to sit throughout the year to enjoy the seasonal views over the garden to the Malvern Hills in the distance, remainder of the garden is mostly left to lawn with a raised well towards the rear and a further paved seating area beyond the workshops.

THE WORKSHOP 17'8" x 6'11" (5.41m x 2.11m)
Accessed via double doors from the rear garden is a brick built work shop with an insulated roof over, window to side, range of fitted storage, concrete floor, ceiling light point and power points with excellent potential for a variety of uses ranging from workshop, indepndant home office, garden or hobbies room.

GARDEN STORE 6'2" x 5'9" (1.88m x 1.77m)
At the end of the workshop is a large brick built garden store with power and light points, currently used to store garden furniture and tools. At the end of the workshop is a brick built storage, brick built vaulted building currently used as a duck house but with potential for use as a kennel or further storage.

DIRECTIONS
From Upton upon Severn proceed in a southerly direction along Old Street out of the town centre. Proceed up the hill taking the left hand turn onto the B4211 signposted Gloucester and Longdon. After approximately half a mile just past the Drum and Monkey public house, the property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. For more details or to book a viewing, please call our Upton office on 01684 891348 or email upton@allan-morris.co.uk

what3words : sometimes.idealist.vanished



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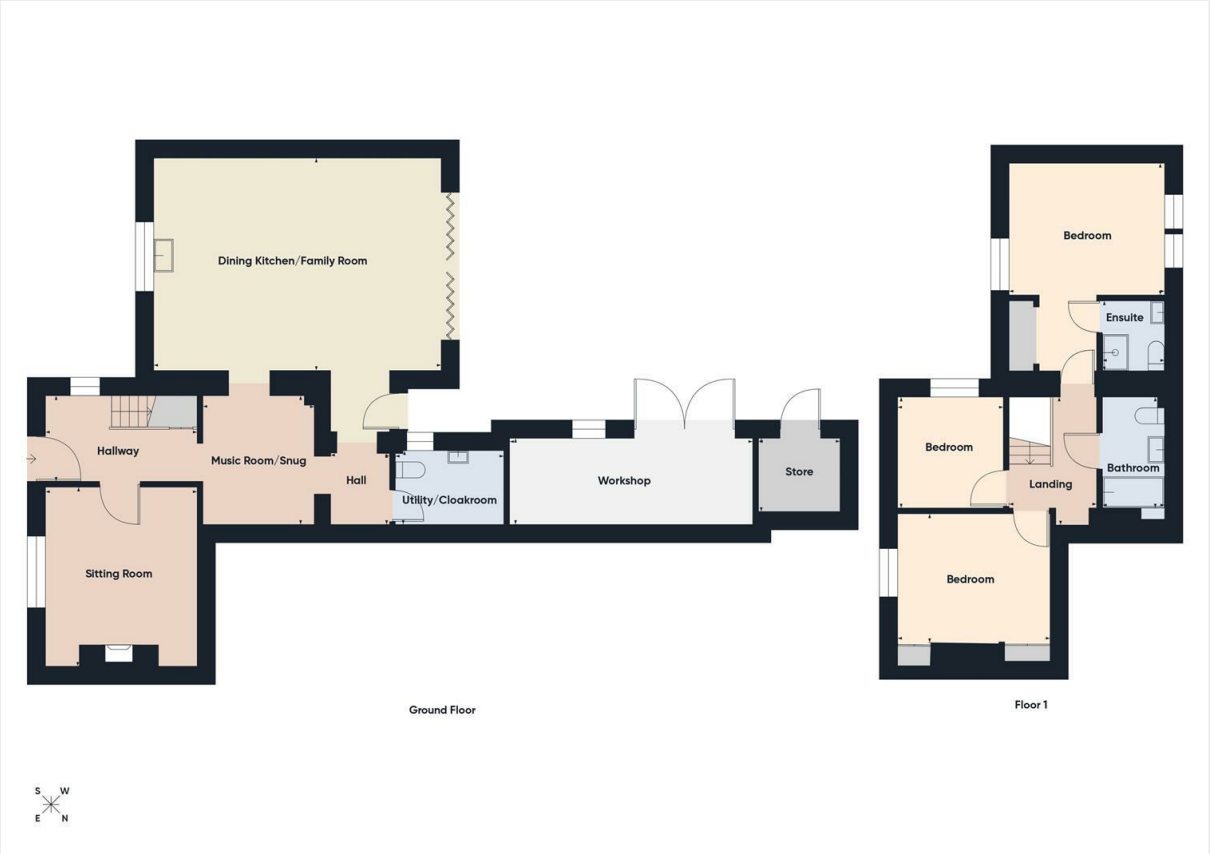

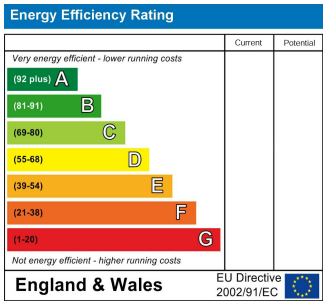

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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, oil fired heating. 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); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

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