Philip Laney & Jolly



Corner Cottage Stokes Lane, Tewkesbury, GL20 6HS

Fixed Asking Price £360,000

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Philip Laney & Jolly Worcestershire proudly present this charming and individual Grade II listed cottage, situated in the heart of the desirable village of Bushley near Tewkesbury. Surrounded by open countryside, Bushley is known for its welcoming community, formed by the two hamlets of Church End and Bushley Green. The area offers a peaceful rural lifestyle with plenty of scenic walks while still providing convenient access to the M5 for commuters.

Tucked away in the village, this cottage is believed to date back beyond recorded history and combines period character with modern comfort. The property is approached via off-road parking, leading to a colourful and much loved garden. A gently winding pebble path takes you to a garden room with electricity, perfect for working from home or hobbies, and continues to both the front and rear entrances.

Inside, the entrance hall leads into a spacious kitchen designed in New England style, offering both style and practicality. An inner hallway provides access to the garden and a contemporary shower room. The lounge and dining area is warm and inviting, featuring a Multifuel stove and a distinctive dog leg staircase. Upstairs, three bright bedrooms offer peaceful views over the surrounding greenery, completing this delightful village home.

EPC: Exempt Council Tax Band: D Tenure: Freehold

Entrance Hall
Wooden door to hall. Door to

Living Room
Wooden laminate flooring. Single glazed windows to front and side aspect. Multifuel burner inset to inglenook fireplace with wooden surround. Radiator. Understairs storage. Exposed beams. Wall lights. Solid wood wall panelling. Stairs to first floor.

Kitchen
Wooden wall and base units. Single glazed window to front and side aspect. One and a half bowl sink and drainer. Vailant wall mounted boiler. Undercounter space for fridge and a freezer. Space and plumbing for both a washing machine and a dishwasher. Radiator. Space for range. oven. Tiled floor. Exposed beams. Built in pantry cupboard. Wall light.

Shower Room
Obscure double glazed window to side aspect. Shower cubicle. Fully tiled walls and floor. Basin inset to vanity unit and WC. White heated towel rail, shaver point and extractor.

Landing
Access to all first floor rooms. Ceiling light point.

Bedroom 1
Window to side aspect overlooking the garden. Radiator. Ceiling light point. Storage cupboard with shelving.























Bedroom 2
Single glazed window to side aspect. Radiator. Ceiling light point. Access to loft.

Bedroom 3
Single glazed window to front aspect. Exposed beams. Built in wardrobe.

Garden/Outside Area
Driveway providing parking. Wooden shed. Wooden outbuilding/summer house. Patio area. Well stocked borders with pleached hornbeam hedging.

Council Tax Malvern
We understand the council tax band presently to be : D
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floorplan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell?
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services
Mains electricity, water were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects. Heating is propane. The property also has a sceptic tank and independent assessment and research is advised.

Tenure - Freehold
We understand that the property is offered for sale Freehold.

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

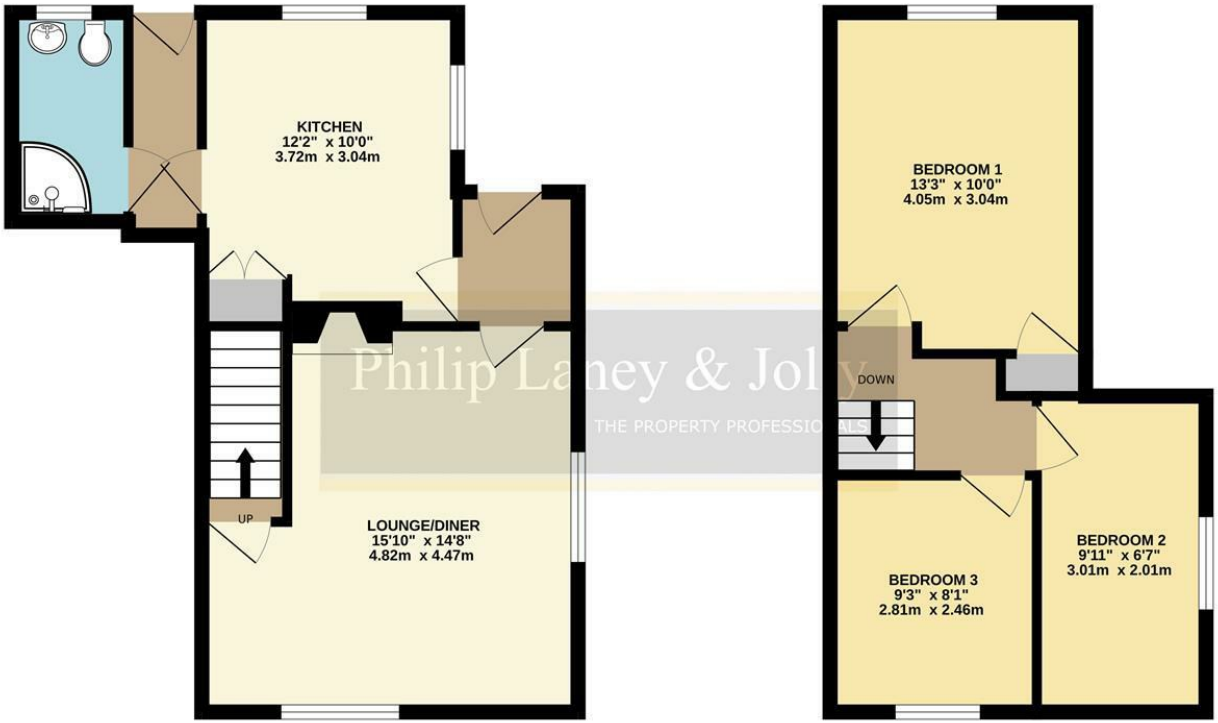
Broadband
We understand currently is available to order now at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Parking
Parking for the property is off- road parking for one vehicle.

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE - Good outdoor, variable in-home
O2 - Good outdoor
Three - Good outdoor, variable in-home
Vodafone - Good outdoor

GROUND FLOOR

1ST FLOOR



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS



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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Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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