



PETER BALL & CO.
ESTATE AGENTS

MANOR COTTAGE, THE CROSS, RIPPLE, TEWKESBURY GL20 6EZ

£430,000

- Grade II Listed Cottage
- Heart of the Village
- Two/Three Bedrooms
- Sitting Room & Snug
- Dining Area & B'Fast Room
- Utility Room & WC
- Two Bathrooms
- Private Garden

PROPERTY DESCRIPTION

An outstanding Grade II Listed detached cottage. This 17th Century property previously four almshouses is now one exceptional residence full of charm and character. Located in the very heart of this peaceful village with the River Severn to its Western Boundary. The village boasts a vegetarian friendly traditional country pub serving home made food and locally sourced beer. The M50 motorway is exceptionally convenient as is the nearby Hilton Puckrup Hall Hotel with golf course and wonderful leisure facilities.

The property throughout displays many fine period features from its stunning array of exposed timbers to flag stone flooring in the reception hallway and Quarry tiled floors and granite work tops in the kitchen. There are three beautiful stone fireplaces, two of which have wood burning stoves inset. The breakfast room French doors which access the rear garden have recently been replaced.

The ground floor accommodation offers a great deal of flexibility. The beautiful reception hallway could easily be used as a further reception

room. The main sitting room area is open and spacious with an equally good sized adjoining family dining room. In addition there is a separate snug or study.

The naturally lit kitchen has a wonderful view of the private garden. Inset within the granite work top is a Belfast sink with a Range cooker to be included in the sale. Adjoining the kitchen is a separate breakfast room and there is a good sized utility room which has a WC.

On the first floor are three very good sized bedrooms, two of which are adjoining. The master bedroom has an en suite bathroom with a roll topped bath and separate shower enclosure. The main family bathroom has a large airing cupboard and matching white bathroom suite also with a roll topped bath.

Outside is gated access to the front, a very useful brick storage shed and a large and private patio area with established garden behind.

SITUATION

The beautiful village of Ripple, a location which benefits from a Church, Village Inn and community centre. Centrally located between Tewkesbury and Upton upon Severn, Ripple also offers excellent commuter links with the motorway being just 2 miles away.

DIRECTIONS

Leave our Tewkesbury office via the High Street. At the roundabout take the first exit onto the A38. Continue over the next two roundabouts staying on the A38. After ¼ mile turn left signposted Ripple and continue on into the village centre where Manor Cottage will be seen on the left.

ADDITIONAL INFORMATION

Malvern Hills District Council Tax Band E.

Oil Fired Heating plus LPG for the Range cooker.

Agents Note : The stove in the hallway is a feature and not currently used.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs.		
EPC Rating: 2005/51/51°C		

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 86.9 sq. metres (935.0 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.6 sq. feet)



Total area: approx. 152.0 sq. metres (1636.6 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using Floorplan