



Uphampton Cottage, Uphampton,  
Worcestershire **WR9**

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# Uphampton Cottage, Uphampton, Worcestershire **WR9**

An immaculate, three bedroom, Grade II listed cottage with private gardens in a sought-after location.

Uphampton Cottage is a beautiful timber framed Grade II listed house initially divided into two cottages but is now a single dwelling. It dates back to the early 17th century and was completely renovated in 1982 and features exposed beams and solid oak doors. The current owners have updated it during their ownership to offer well-presented, light and airy accommodation where traditional character combines with a beautiful contemporary finish.

Ombersley village centre 1.2 miles | Worcester 7.5 miles | Droitwich Spa 6 miles | M5 (J6 & J5) 7 miles respectively | Birmingham 27 miles  
(Distances and times approximate)



**Guide price:** £875,000

**Tenure:** Available freehold

**Local authority:** Wychavon District Council

**Council tax band:** G





Beautifully presented in a sought after position.

## The property

Uphampton Cottage has been beautifully renovated to a very high standard. The kitchen has been impressively refitted with a SieMatic kitchen, including a breakfast bar and integrated Siemens appliances.

The reception rooms flow from one room to the next, making it a superb house for entertaining. The kitchen opens to the snug with a feature fireplace, off which is the beautifully refitted ground-floor shower room. It flows through to the spacious drawing room, divided by an exposed timber frame, with a feature inglenook fireplace that is currently sealed but could be returned to use. From the drawing room, it leads through to the wonderfully light dining room with a vaulted ceiling, limestone floor tiles, picture windows and French doors opening to the terrace, allowing a view of the garden.

There is a small study with an internal door that opens to the attached double garage with a fitted laundry area and a door to the gardener's WC.

Upstairs is served by three staircases. All bedrooms have built-in wardrobes. The principal and main guest bedroom are accessed from staircases rising from the drawing room, and the principal bedroom has a vaulted ceiling. The ground-floor shower room serves the guest bedroom, and the sizeable sumptuous first-floor family shower room, opposite the principal bedroom, is fitted with a double shower enclosure and Villeroy & Bosch sanitary wear, including a double basin vanity unit. An oak staircase rises from the dining room to a galleried landing, off which is a double bedroom with an en suite shower room.

Opposite the house is a Traditional brick outbuilding that has been converted into a useful home office and a WC.





Beautifully renovated to a very high standard.

## Gardens and grounds

Double 5-bar gates open to a gravel drive and parking in front of the attached double garage.

The gardens are incredibly peaceful, private and mature. There are lawned gardens and strategic seating areas. A raised south-facing shingle terrace in the top corner of the side lawn and a paved shingle terrace immediately in front of the house offers a perfect spot for al fresco dining. Adjacent to this terrace is an ornamental pond and rockery.

Winding around the edge of the main lawn is a brick path, and in the centre of it is a charming mature beech with circular brick seating at its base.

## Agent's note

Please note that Knight Frank, Worcester office team member resides at the property with her partner, the legal owner.





Situated off a quiet country lane in a rural position. Conveniently located near the thriving village of Ombersley.

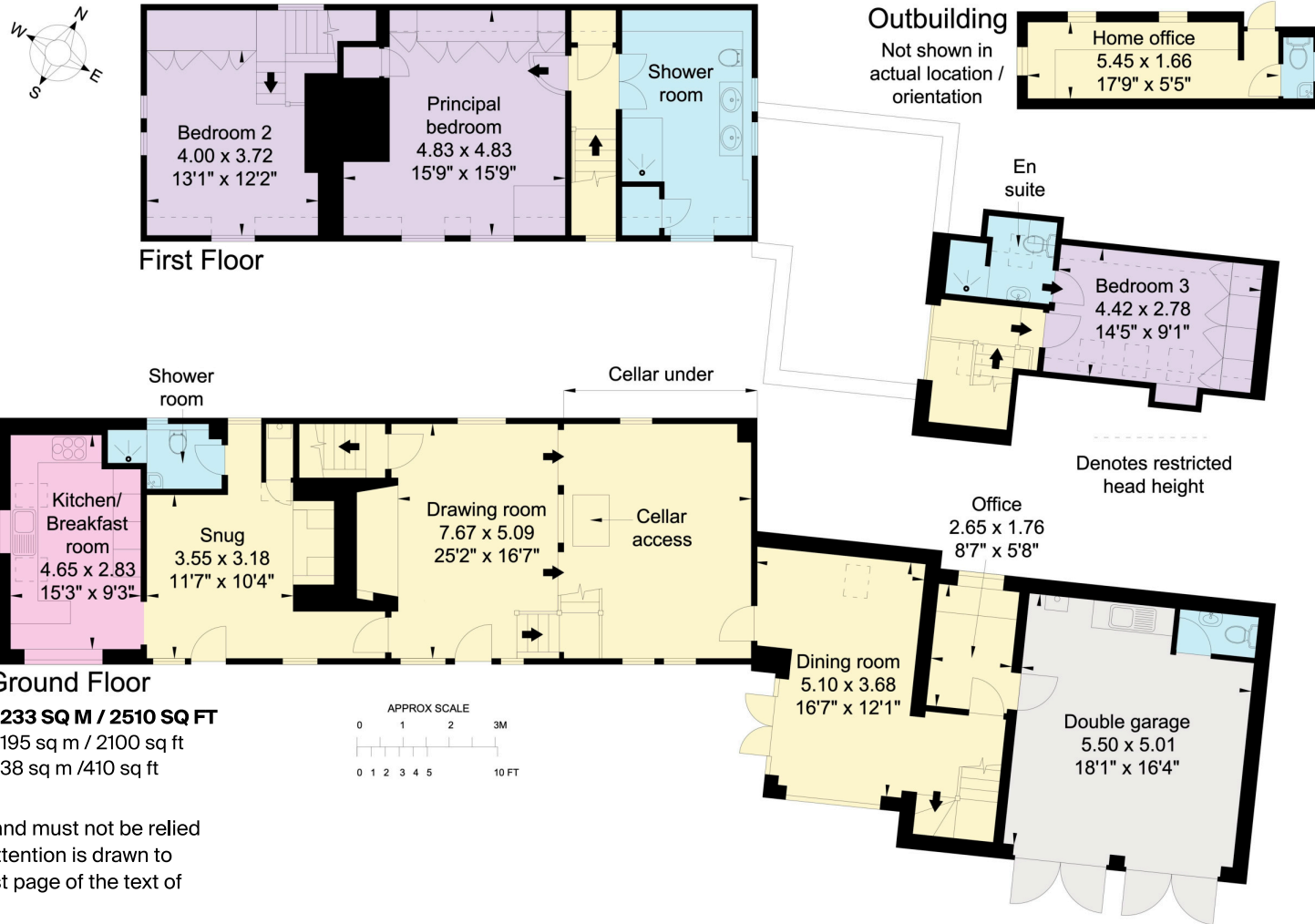
The area has excellent private schools, including Worcester (Kings and RGS) and Malvern Colleges. Bromsgrove School and Winterfold House are also in the county.

Nearby, Droitwich Spa has a mainline station. Worcester City, to the south, offers a wide range of everyday amenities. There is easy access to the motorway, Birmingham City to the north, and Birmingham International Airport.

WR9 0JS

([www.what3words.com](http://www.what3words.com)), reference: ///armful.swoop.wizards





**Total Approximate Area** 233 SQ M / 2510 SQ FT  
 House 195 sq m / 2100 sq ft  
 Garage/Outbuilding 38 sq m / 410 sq ft  
 Inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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