



# Ham View

Upton-Upon-Severn |



## Ham View, Upton-upon-Severn,

CHAIN FREE!

A Rare Gem in the Heart of Upton-upon-Severn – Immaculate 4-Bedroom Detached Bungalow with Exceptional Garden, Spacious Living, and Prime Location

Nestled within a generous and beautifully maintained plot, this superb four-bedroom detached bungalow offers the perfect blend of space, comfort, and convenience — all within walking distance of the charming riverside town of Upton-upon-Severn. Thoughtfully designed and meticulously cared for, this immaculate home is ideal for those seeking single-level living without compromising on style, outdoor space, or access to local amenities.

Key Features:-

Immaculately presented 4-bedroom detached bungalow

Spacious sitting room, conservatory, and master bedroom with garden access

Guest suite with en-suite, plus newly renovated family bathroom

Generous and private landscaped garden with summer house and multiple seating areas

Quiet location within walking distance to Upton-upon-Severn town centre

Driveway parking for 3+ vehicles and single garage

Catchment for excellent primary and secondary schools

Ideal for families, retirees, or anyone seeking flexible, single-level living in a picturesque location

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.









The heart of the property is a spacious sitting room that seamlessly opens onto the mature, landscaped rear garden — a tranquil haven featuring multiple patio areas, well-established borders, a delightful summer house, and a tucked-away shed for discreet storage. The garden is a real highlight, offering privacy, year-round interest, and a true sense of escape.

The kitchen is equally impressive, featuring ample cabinetry, plenty of worktop space for preparing meals, and a window above the sink that overlooks the front of the property. A handy serving hatch connects the kitchen to the main living space, making entertaining a breeze.

The generous accommodation includes a well-proportioned master bedroom with garden access, a guest bedroom with en-suite facilities, two further bedrooms (one currently used as a study), a stylish and newly renovated family bathroom, a separate dining room, and a bright, welcoming conservatory that also embraces the garden outlook — ideal for entertaining or simply relaxing in peace.

Practicality meets lifestyle with a single garage, perfect for storage, and a paved driveway providing off-road parking for at least three vehicles. Whether you're downsizing, upsizing, or simply relocating to enjoy a more relaxed pace of life, this bungalow delivers versatility and comfort in equal measure.

#### Location, Lifestyle & Community

Situated in a quiet and desirable residential area, the property enjoys the best of both worlds — tucked away in a private, peaceful setting, yet just a short stroll from Upton-upon-Severn's vibrant high street. This historic riverside town is well known for its friendly community, independent shops, traditional pubs, riverside walks, and a thriving calendar of music and arts festivals.

Commuters and families alike will appreciate the excellent local transport links and schooling. The property falls within the catchment area for Upton-upon-Severn C of E Primary School, a well-regarded village school, and Hanley Castle High School, an Ofsted-rated 'Outstanding' secondary school just a short drive away.









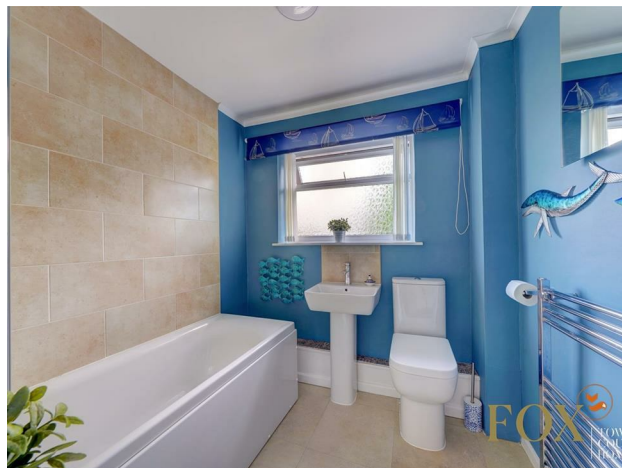
The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

Mains Water  
Mains Electricity  
Mains Gas  
Council Tax Band E  
Malvern Hills District Council

**Administrative deposit:**

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.









12, Ham View, Upton Upon Severn, WR8 0QE



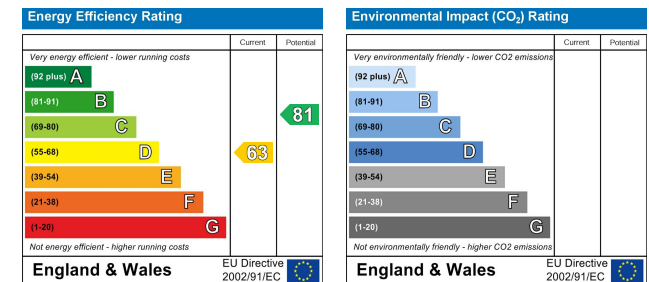
Total Approx Area: 127.0 m<sup>2</sup> ... 1367 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

