



**Ripple**

**01684 293246**





## The Butts, School Lane, Ripple, GL20 6EU

This is a lovely extended detached village home, originally built in the late 50s it has the advantage of solid walls and large picture windows creating light and spacious rooms.

The accommodation briefly comprises of a lounge with electric coal effect fireplace within an attractive surround. Patio doors open into a conservatory creating the perfect seating area to enjoy the delightful gardens.

The kitchen is fitted with a range of wall and base units with integrated electric hob, oven and extractor. There is a door out to the side giving access to the garage.

The spacious dining hall has stairs to the first floor and further along the hall there is a study and two double bedrooms both with fitted wardrobes. The property has the benefit of a ground floor contemporary styled shower room.

On the first floor there are two double bedrooms and a bathroom which is fitted with a panel bath with shower over, pedestal wash basin and low level wc.



Outside the rear garden is beautifully presented with lawn, vegetable beds, mature shrubs, patio areas, garden shed with power and light, and a greenhouse.

At the front there is a large gated driveway providing ample parking for several vehicles and access to the single garage which has the benefit of power and light. There is a small lawn and mature boundary hedging.

Ripple is a pretty village with the Parish Church, community centre and village pub and it often participates in the National Open Garden Scheme.

Ripple is a popular village location which benefits from a Church, Village Inn and community centre. Being centrally located between Tewkesbury and Upton upon Severn it takes full advantage their wealth of education; health; leisure; sporting and shopping facilities.

Importantly it offers excellent commuter links with the motorway network within 2 miles and Ashchurch rail station within 4 miles, providing easy access to the major centres of Birmingham, Worcester, Hereford, Cheltenham and Gloucester.

## Ground Floor

Lounge	14'10"x12'5"max
Dining Hall	13'7"x11'
Kitchen	10'7"x10'
Study	5'11"x4'9"
Conservatory	
Bedroom 3	12'3"x9'5"
Bedroom 4	9'1"x8'11"
Shower room	8'4"x5'9"

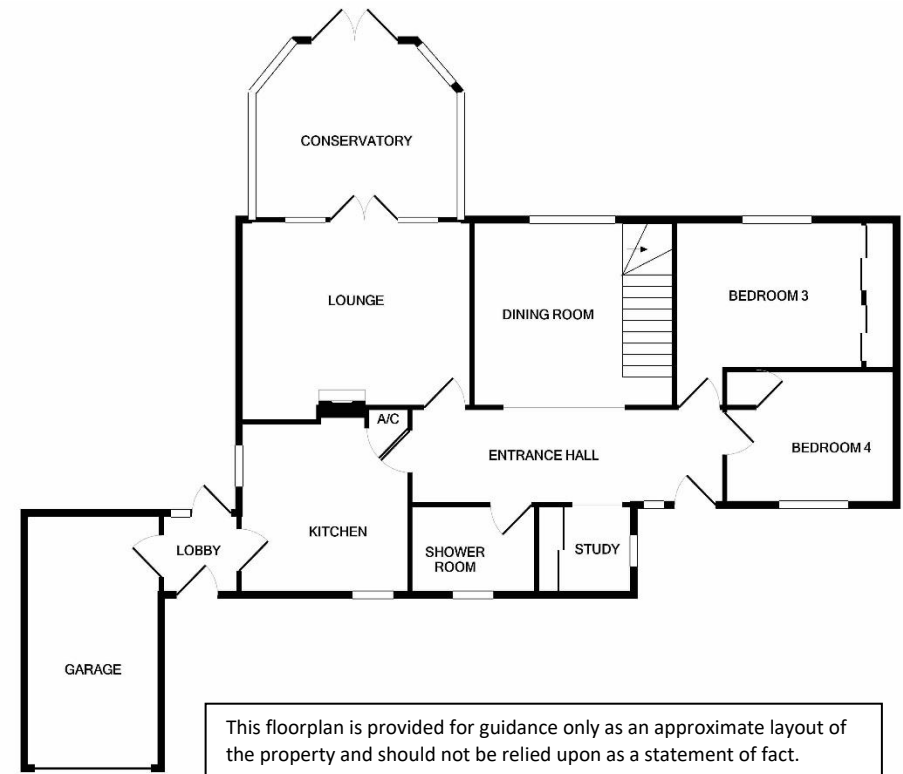
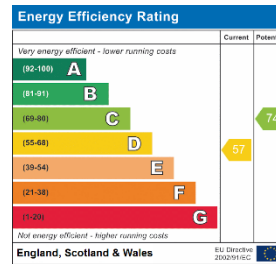
## First Floor

Bedroom 1	14'1"x13'4"max
Bedroom 2	15'11"x9'11"
Bathroom	5'6"x3'1"

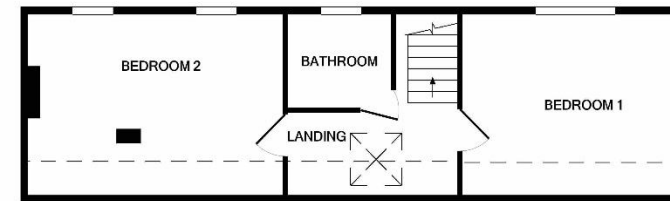
## Outside

Garage	16'x8'10"
Shed	
Greenhouse	

**Malvern Hills District Council Tax Band E**



GROUND FLOOR



1ST FLOOR



**Guide Price £475,000 Freehold**

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