



3 UPPER OAKS COURT
Ashton on Carrant | Tewkesbury | GL20 8HH

HUGHES **HS** SEALEY

Welcome to... 3 UPPER OAKS COURT

Welcome to Number 3, Upper Oaks Court, a detached five-bedroom executive family home, built by Gainsborough Homes in 2005. Located at the head of this favoured hamlet, the property enjoys a wealth of accommodation across the two floors, whilst the current owners have increased the useable space on offer by building within the garden a fabulous game room, which features a decked veranda, where a hot tub is situated. Furthermore, the property enjoys a super, mature garden, attached double garage and exceptional views to the rear elevation and it is because of the above, that this property comes with such a high

recommendation to view.

Internally, the property features a welcoming and spacious entrance hall that leads to most of the ground floor rooms to include the cloakroom, study and living room. The living room is a lovely size and accessed from the room is the orangery which enjoys super views over the rear garden. Further rooms to the ground floor include the very impressive kitchen/dining room as well as the family room. Accessed from the dining area, is the integral double garage.

The kitchen enjoys a wealth of fitted units which sits alongside a host of

integrated appliances. Furthermore, to the centre of the room is a large island. The room is completed by granite worktops and inset spotlighting whilst to the dining area is a media wall and bi folding doors lead out to the decked terrace.

Upstairs the property enjoys five bedrooms, four of which are double bedrooms and three benefit from fitted wardrobes. Furthermore, the principal bedroom and guest bedroom both enjoy en suite shower rooms whilst completing the property's accommodation is the three-piece family bathroom.















Explore outside... 3 UPPER OAKS COURT

Externally, to the front is a double width driveway allowing for off road parking, which in turn leads to the attached double garage, benefiting from light and power. To the rear is a mature garden that enjoys a decked terrace, a further paved terrace, raised flower beds and a large lawned area. Within the garden is the external games room which within is a bar area, and externally is a decked terrace where the hot tub is situated. The garden is fully enclosed and enjoys a wonderful backdrop over open fields.

LOCATION

The property is located in the hamlet of Aston On Carrant, which sits on the edge of the larger villages of Bredon, Kemerton and Westmancote, with the main village, Bredon, benefiting from a wealth of local amenities, which include a village infant/primary school (OFSTED 'outstanding' rating), a pre-school, a shop and post office, a doctor's surgery, a village hall, a church and two public houses.

For those interested in activity and other pursuits, there are several local clubs and societies, as well as sports clubs offering bowls, football, rugby, cricket and tennis plus playing fields, shooting clubs, sailing, the river and the local marina.

- A wonderful five-bedroom detached family home, located in this favoured hamlet
- Built by Messrs Gainsborough Homes, the property enjoys a wealth of accommodation
- Driveway parking to the front, leading to attached double garage
- Mature, rear garden enjoying paved terrace, decked terrace, lawns and external games room
- To the rear elevation the property enjoys wonderful open views over neighbouring paddocks
- On the ground floor: entrance hall, cloakroom, study, living room and family room
- Ground floor completed by the stunning kitchen/dining room and orangery
- Principal bedroom with fitted wardrobes and en suite shower room
- Guest bedroom with en suite, three further bedrooms and family bathroom
- Internal viewings recommended

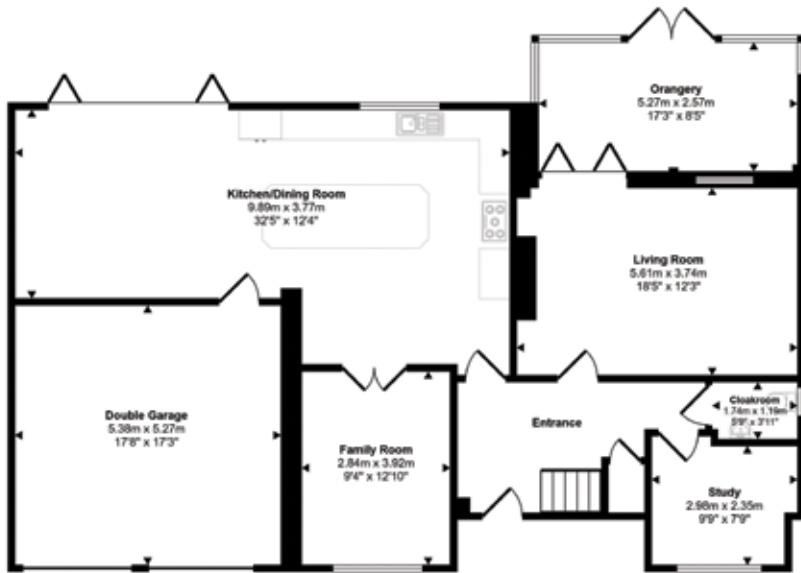
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 8HH. Upon arrival into the hamlet, proceed to the end of the road where Upper Oaks Court can be found on your right.





Approx Gross Internal Area
272 sq m / 2929 sq ft



Ground Floor
Approx 146 sq m / 1577 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 100 sq m / 1077 sq ft



Outbuilding
Approx 26 sq m / 279 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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