



ASTON COTTAGE

Aston on Carrant | Tewkesbury | Gloucestershire | GL20 8HL

HUGHES **HS** SEALEY

Welcome to...

ASTON COTTAGE

Welcome to Aston Cottage, a wonderful three double bedroom extended cottage, located in the heart of this highly desirable hamlet which borders onto the Bredon Hill. Believed to originally date back to 1885, the home offers a wealth of character – as one would expect with a house of this age – yet with the sizeable two storey extension now added, the home also benefits from a wealth of internal space which is coupled with a mature and private garden, whilst further benefiting from driveway parking plus a detached double garage and attached workshop.

The hamlet of Aston On Carrant 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), pre school, shop and post office, doctors surgery, village hall, 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, playing fields, shooting clubs, sailing, the river and the local marina, which this property overlooks.

Returning to the property, the home enjoys a central entrance hall which gives access to a host of internal rooms which include two formal reception rooms, with the living room enjoying bi folding doors onto the rear garden and a log burning stove, inset to the chimney breast, a modern fitted kitchen/breakfast room, utility and an attached store room which is ready to convert with options possibly to include a study, family room or even a gym.

Upstairs, are three double bedrooms with the master bedroom featuring French doors to a Juliet balcony. Completing the upstairs accommodation is a modern, four-piece family bathroom.







Explore outside...

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Externally, the home features a gravelled driveway which allows parking for four/five vehicles and which in turn gives access to the detached double garage and attached workshop, with both elements having light and power. The garden is mature and offers plenty of privacy. Featuring a paved terrace which in turn opens onto a lawned garden, there is also a detached building with covered seating area which could either be a garden room or additionally an external home office.

- Wonderful three double bedroom detached, extended cottage
- Located within this highly desirable hamlet
- Driveway parking for multiple vehicles, leading to detached double garage and attached workshop
- Mature and relatively private rear garden with detached garden room/home office
- Central entrance hall, living room with bi folding doors to garden and log burning stove
- Dining room, modern fitted kitchen, utility room and store room
- Master bedroom with French doors onto Juliet balcony. Views over the garden
- Bedrooms two and three are double rooms. Four-piece modern family bathroom
- A property that comes with a high recommendation to view

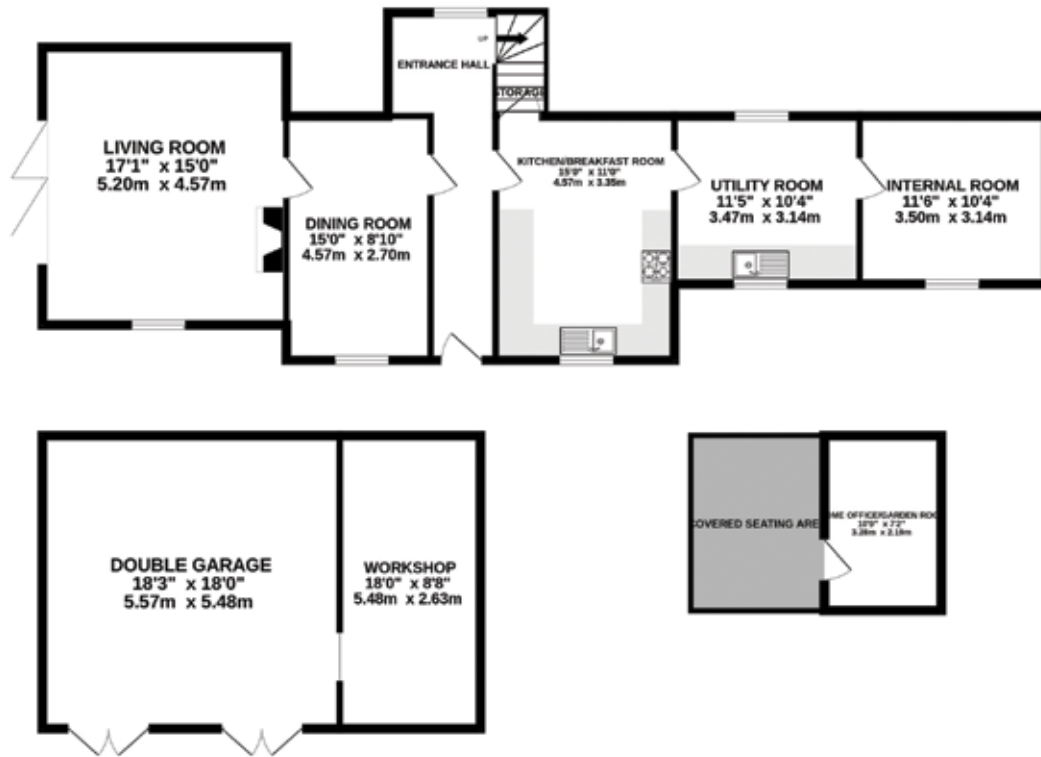
DIRECTIONS

To locate the property, please enter the following postcode: GL20 8HL. Upon entering the hamlet, the property can be found half way down on the left hand side of the lane.

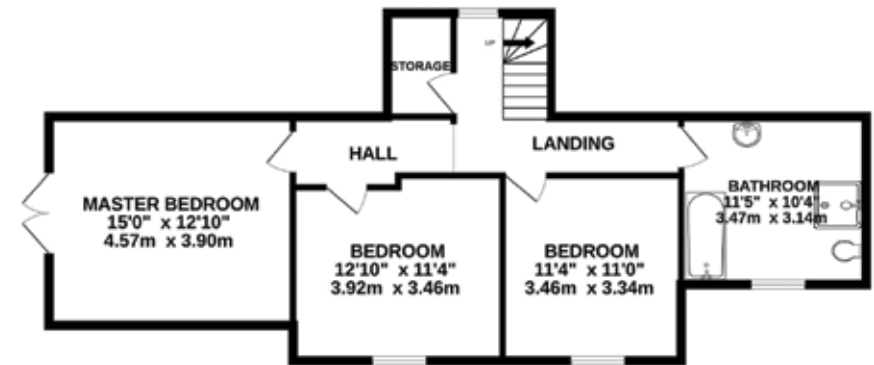




GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 2194 sq.ft. (203.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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