



GUYS MANOR COTTAGE

Ashton On Carrant | Tewkesbury | Gloucestershire | GL20 8HL

HUGHES **HS** SEALEY

Welcome to... GUYS MANOR COTTAGE

Welcome to Guys Manor Cottage, a wonderful Grade II listed Black and White four/five-bedroom detached family home which is believed to date back to as early as the mid 1500's. Located in this highly sought after village, the property enjoys a wealth of character throughout the home and furthermore benefits from an attached workshop and one-bedroom, self-contained annex. Add in that the property sits within a plot approaching two acres, this being a combination of formal gardens and paddocks, plus has a superb backdrop of Bredon Hill, you begin to understand why the home comes with such a high recommendation to view.

Internally the house enjoys a wealth of accommodation across the two floors in the main home with the property enjoying three formal reception

rooms, a fitted kitchen, boot room and an office to the ground floor.

The three reception rooms are steeped in history and period features with all three rooms enjoying either open fireplaces or log burning stoves inset to the original chimney breast or inglenook fires whilst the home office is a lovely and bright space to work from.

Completing the ground floor is a modern fitted kitchen which offers an array of fitted units which sits alongside a host of integrated appliances, which include a traditional oil-fired AGA. Off the kitchen is a separate utility room and a boot room, which is perfect for when coming in from the garden or walking the dog and needing to kick off wellies and coats.

Upstairs is accessed by two separate stairwells. The first stairwell is

accessed off the second sitting room and provides access to two bedrooms and a modern, three-piece shower room. Of the bedrooms, there is one large double room and a further, good sized single bedroom.

The second stairwell is located off the inner hallway and leads to a lovely sized landing which in turn leads to two/three bedrooms and a modern four-piece bathroom which includes a double walk-in shower and freestanding, roll top bath. Of the bedrooms, the first is lovely size double room which benefits from a walk-in wardrobe whilst the second room comprises of two areas, the first being the formal bedroom and then off this is another room which is ideal for either a dressing room, nursery or even as a fifth bedroom if needed.















Explore outside... GUYS MANOR COTTAGE

Externally, the home offers a gravelled driveway which is located to the right-hand side of the property and continues to the rear of the home and allows for off road parking for multiple vehicles. To the rear of the property and directly behind the home is a paved terrace, perfect for outdoor dining or a morning's coffee. From here the gardens open and what a plot this home enjoys.

The garden is split into different areas which include an orchard and vegetable garden. Within this area is an array of fruit trees and raised beds. A further section of the garden is laid to lawn which within and centrally located is a sunken pond, this area is encased by yew hedging.

To the head of the plot is the paddock which is perfect for those looking to graze sheep, chickens or a child's pony. The paddock is fenced to three sides and from here one can enjoy the wonderful backdrop that is Bredon Hill.

Completing the property is the attached workshop which benefits from light and power and finally the one-bedroom, self-contained annex. Accessed via its own front door, steps lead up to the first-floor accommodation, which has recently been redecorated and new flooring fitted throughout. The accommodation comprises of an entrance hall, double bedroom, sitting room, kitchen/breakfast room and finally a three-piece shower room.

LOCATION

The village 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), 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. The area also benefits from playing fields, shooting clubs, sailing, the river and the local marina.

KEY FEATURES

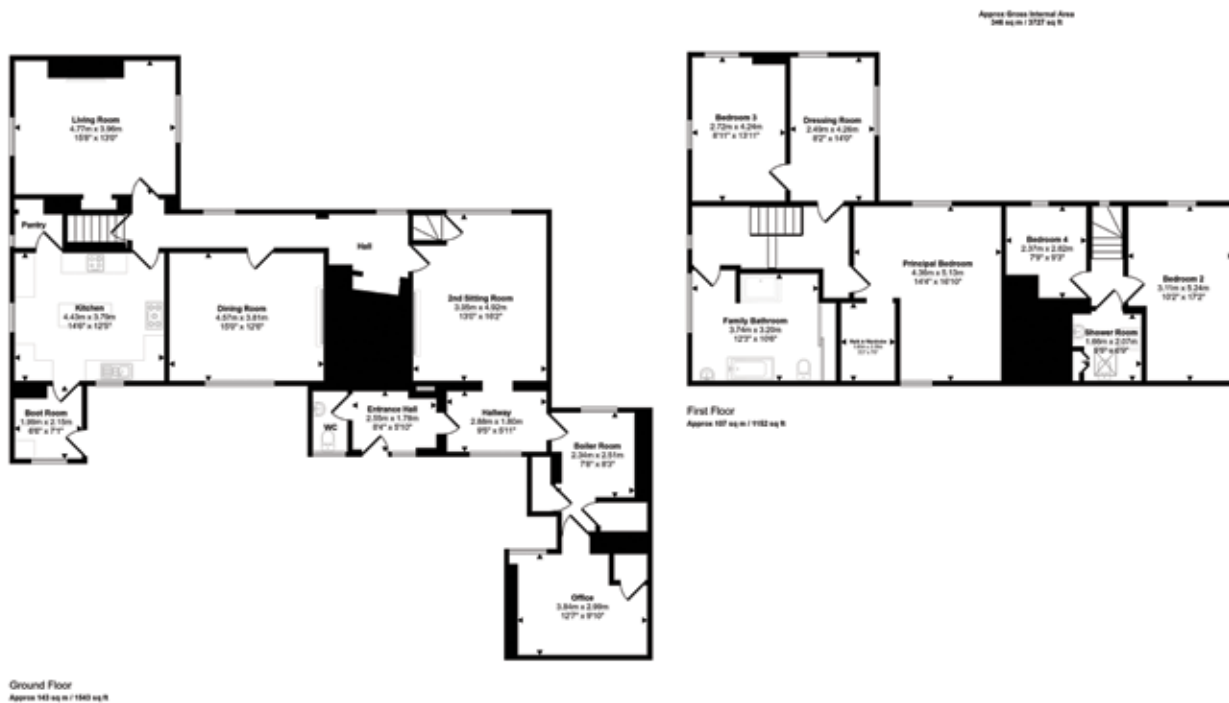
- A wonderful Grade II listed four/five bedroom detached family home, located in this village setting
- Attached to the property is a self-contained, one-bedroom annex
- The property sits within mature grounds of circa 2.00 acres comprising gardens and paddock
- Full of charm and character; this is a property that comes with a high recommendation to view
- The main home enjoys an entrance hall, cloakroom and four reception rooms
- Reception rooms comprise of living room, dining room, snug and office
- Further rooms include kitchen, utility room, boot room, boiler room and hallway
- Four/five bedrooms, plus family shower and four-piece family bathroom
- Annex comprises living room, kitchen/breakfast room, shower room and double bedroom
- Driveway parking for multiple cars plus workshop with light and power

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 8HL. Upon entering the village, the property will be located on your left.







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 misstatement. Some of items such as bathroom suites are representative only and may not look like the real items. Based on March Strategy 2011.



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
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