



ASHBURY HOUSE
Kemerton | Tewkesbury | Gloucestershire | GL20 7JP

Welcome to... ASHBURY HOUSE

Welcome to Ashbury House, an exceptional four double bedroom detached family home, located within this highly sought after village, sitting on the Gloucestershire/Worcestershire borders. Having undergone an extensive refurbishment, the current seller presents to the market a home that is simply stunning and one that can be enjoyed from the first moment of ownership.

The property, which enjoys a wealth of accommodation across the two floors, further benefits from an extensive driveway, double garage and a mature and private plot being circa ½ acre. Furthermore, due to the position within the village, the home affords wonderful open views to the rear across neighbouring paddocks where sheep can often be found grazing and it is because of the above, that viewings are highly recommended.

Accessed via a gravelled driveway, through natural stone pillars, the property affords parking for multiple vehicles and furthermore, benefits from a timber construction double garage with a covered log store attached to the side elevation.

Internally, Ashbury House enjoys a central, spacious and welcoming entrance that provides access to most of the ground floor rooms, whilst stairs turn and rise to the upper level.

To the left of the entrance is the living room which enjoys plenty of natural light from the bay fronted window, located to the front elevation. The room further benefits from an open fireplace set within a natural stone surround, which provides a super focal point.

Additional rooms to the ground floor include a cloakroom, boot room, utility room and snug which is located off the kitchen and has French doors leading onto a private rear terrace.

Completing the ground floor is the highly impressive kitchen and dining area.

Beautifully appointed, the kitchen combines period charm with modern day living and the vendor has balanced the two periods seamlessly. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances, whilst there is also space for an AGA (available by

separate negotiation). Furthermore, the vendor has cleverly created a walk-in pantry so ensuring one can accommodate all they would want in a kitchen.

The dining area is open to the kitchen and will comfortably house an eight/ten-seater table and chairs. Providing a focal point to the room is a fireplace which is inset to the surround and where if one required, a log burning stove could be installed.

Upstairs, there is a welcoming and spacious landing which leads to all four bedrooms and the family bathroom.

The principal bedroom is located to the left of the landing and is a wonderful room, enjoying plenty of natural light and is finished off by a four-piece en suite, complete with walk-in shower and freestanding 'slipper' bath.

Of the remaining bedrooms, all are double rooms and enjoy either views to the front or rear elevation.

Completing the property's accommodation is the four-piece family bathroom which features a double shower and freestanding bath.









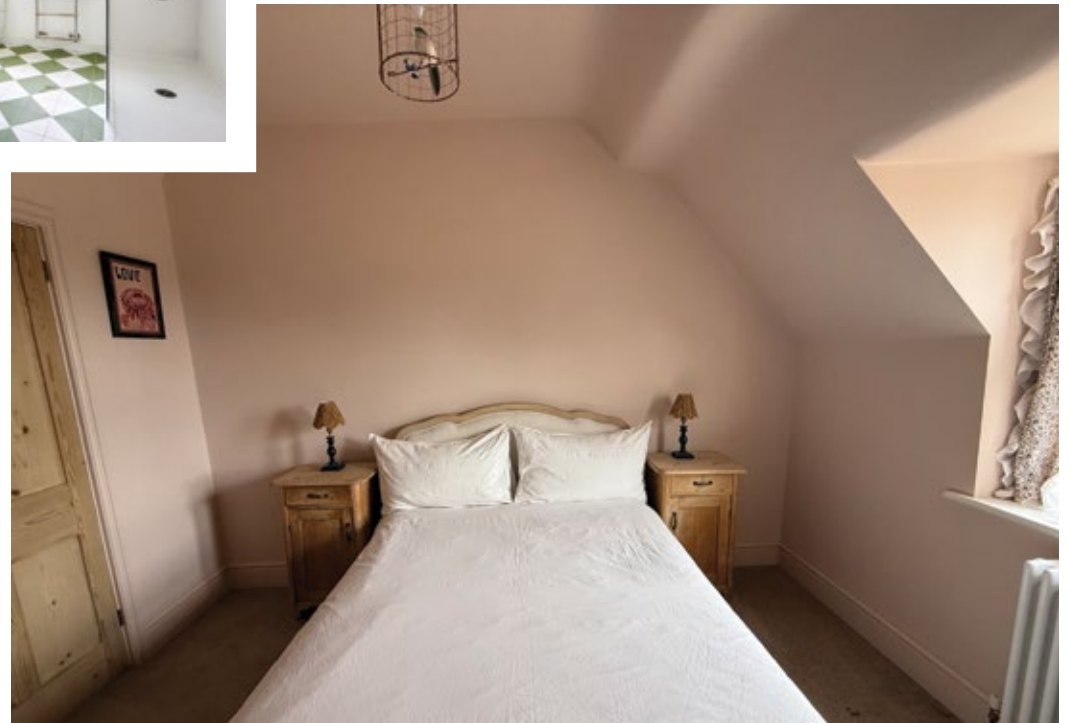
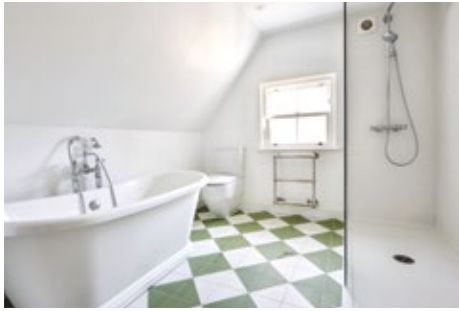












Explore outside... ASHBURY HOUSE

To the rear, Ashbury House enjoys a large terrace, ideal for alfresco dining. Furthermore, the current seller has created a covered seating area which also enjoys an open, raised fireplace so one can continue dining outside even in the colder months. Steps lead up from the terrace to the lawns which are fully enclosed and enjoy a fine selection of mature plants and shrubs, alongside a greenhouse.

LOCATION

Kemerton affords a real sense of community, with its two churches, a village hall – which holds several events – plus the public house, the Crown Inn and a village coffee house.

The neighbouring village of Bredon is slightly larger and here there are further amenities to include a village shop and post office, a church, two further public houses, The Fox and Hounds and The Royal Oak. The village of Bredon also offers a rugby and football club plus a doctor's surgery and there is also a primary school. For those that play cricket, there are cricket grounds in both Westmancote and Overbury.

For those needing to commute, the M5 motorway is within a 10-minute drive and provides north and southbound junctions to Birmingham and Bristol, whilst within equal distance, is the A46 for those needing to access Warwick or Stratford.

KEY FEATURES

- An exceptional four double bedroom cottage, located in this highly sought after village
- Having been refurbished throughout, this is a home ready to move into and enjoy
- Featuring an expansive driveway allowing parking for multiple vehicles plus double garage
- Wonderfully mature garden featuring a large paved terrace, covered seating area and lawns
- Due to the location within the village the home enjoys open views to the rear elevation
- Internally the home enjoys a central and welcoming entrance hall, cloakroom, boot room and utility
- Spacious living room with bay fronted window and open fire
- A stunning fitted kitchen, dining room, snug and walk-in pantry complete the ground floor
- Principal bedroom with four-piece en suite, three further double bedrooms and family bathroom
- Viewings are highly recommended on this amazing home

DIRECTIONS

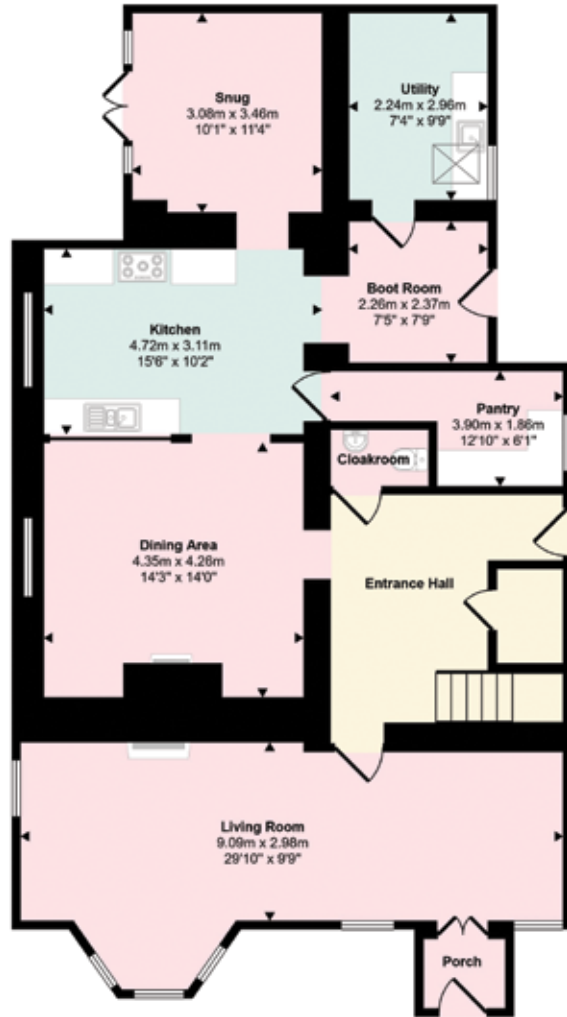
To locate the property, please enter the following postcode into your sat nav device: GL20 7JP. Upon arrival, the property can be identified by our For Sale sign.





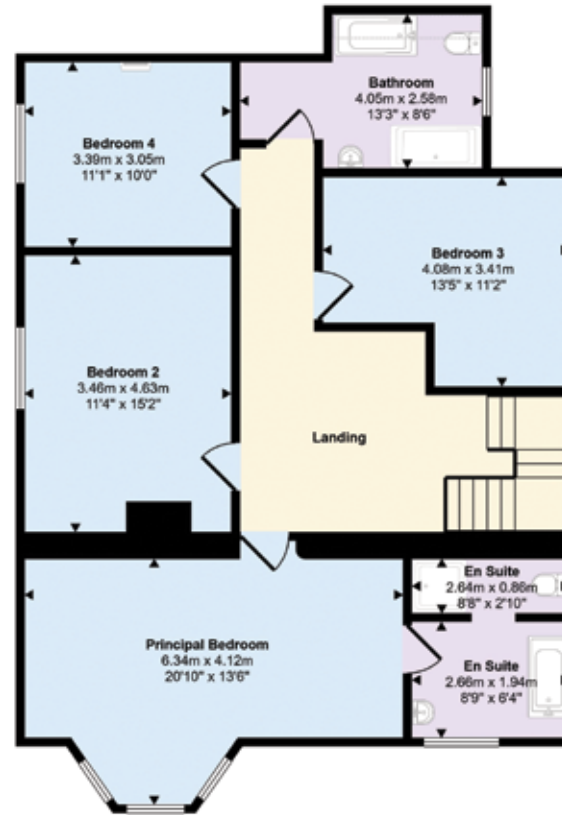


Approx Gross Internal Area
264 sq m / 2838 sq ft

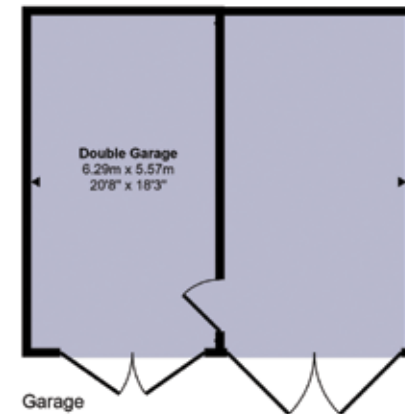


Ground Floor
Approx 125 sq m / 1347 sq ft

Denotes head height below 1.5m



First Floor
Approx 103 sq m / 1114 sq ft



Garage
Approx 35 sq m / 377 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 Snappy 360.

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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