



Aston on Carrant

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The Paddock, Aston on Carrant, GL20 8HL

This brand new detached village home has been luxuriously appointed with generously sized and laid out accommodation.

From the moment you enter the entrance hall you will gain a sense light and space and this is evident from the dual aspect lounge with its large picture windows.

At the rear of the property is a large kitchen/dining/sitting room with bi-fold doors out to the garden and again dual aspect windows flooding the kitchen with light.

The kitchen itself is fitted with a range of wall and base units with granite worktop and integrated Neff 'Hide & Slide' electric oven, Neff multi-function oven; warming drawer; Neff induction hob with inset extractor; 2 fridge freezers; and dishwasher.

Adjacent is a large utility room fitted out to the same high standards with wall and base units, sink unit and space and plumbing for a washing machine, and benefits from a door out to the rear garden.

Completing the accommodation on the ground floor is a wc.

The ground floor benefits from wood effect laminate flooring. The first floor will be fitted with carpets of your choice of colour from a range provided by the developer and all bathrooms have floor tiles.

On the first floor there are three double bedrooms and a luxuriously appointed bathroom



The main bedroom is dual aspect and has the benefit of an en suite shower room.

The bathroom is large with panel bath with shower over, vanity unit with two wash basins, low level wc and heated towel rail.

The property has the benefit of air source heating serving the underfloor heating on the ground floor and radiators on the first floor. All wet rooms have electric under floor heating.

The windows are upvc double glazed and benefit within the 10 Year Build Warranty. In addition the property has the benefit of a 2 year snagging warranty.

The property has the benefit of access on both sides front and back with the rear garden laid to lawn with patio area and mature established trees.

At the front there is an impressive entrance to the block paved drive which provides good parking space and access to the integral double garage. The garage has the advantage of an electrically operated garage door, power and light and at the rear a door that leads into the house.

Aston on Carrant is a hamlet on the edge of Tewkesbury with its excellent range of amenities, and located within 1 mile of the brand new Cotswold Designer Outlet Centre; 2 miles from Ashchurch Train Centre and 3 miles to the M5 motorway network making it a convenient commuter base.



Ground Floor

Lounge	13'4"x10'
Reception Room 2	13'11"x10'
Dining Room	8'10"x8'8"
Kitchen	10'11"x8'11"

First Floor

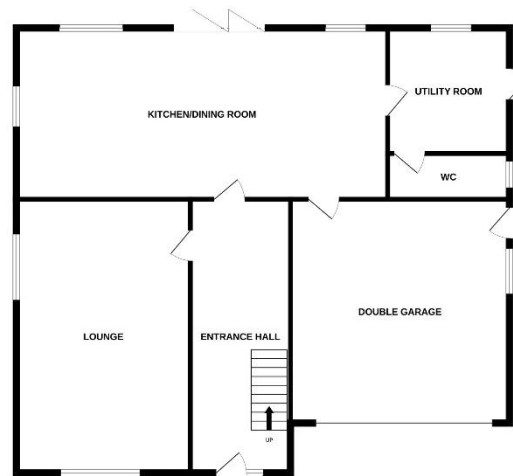
Bedroom 1	10'11"x10'11"
Ensuite	6'6"x2'11"
Bedroom 2	10'11"x8'4"
Bedroom 3	8'4"x7'1"
Bathroom	7'x6'

Outside

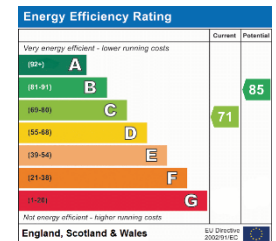
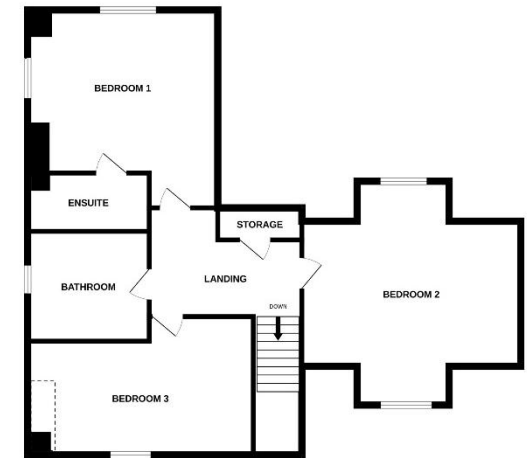
Integral Double Garage 18'3"x17'11"

Tewkesbury Borough Council Tax Band F

GROUND FLOOR



1ST FLOOR



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £750,000 Freehold

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