



**Aston on Carrant**

**01684 293246**





# Shelley House, Aston on Carrant, Tewkesbury, GL20 8HL

This is a delightful detached home which is beautifully presented offering great space and potential. Situated on a quiet no through road with views of the Bredon Hill in the distance.

On the ground floor there is a welcoming hallway leading into a large triple aspect lounge which has an attractive modern feature electric fire, and patio doors that lead out to the garden.

At the rear of the property is a large kitchen/dining/family room which also opens out to the garden via patio doors. The kitchen is fitted with a range of modern wall and base units with a range style cooker with extractor over, dishwasher, fridge and freezer.

Adjacent to the kitchen/dining room is a utility room which has a door leading into the garage.

At the front of the property there is a further reception room ideal for home working or as a playroom and completing the accommodation on the ground floor is a guest wc.

On the first floor there are three bedrooms and a modern shower room.



Outside the rear garden is laid predominantly to lawn with patio areas, garden shed and mature planted borders. There is gated side access to the front garden which has a lawn, planted shrubs and long driveway leading to the garage providing ample off road parking for several vehicles.

The property has the benefit of upvc double glazed windows and oil fired central heating.

Aston on Carrant is a small countryside hamlet on the edge of Bredon, Westmancote and Kemerton. Excellent village amenities can be found in Bredon which includes a shop & post office, doctors surgery, two public houses, a pre school and primary school. In addition there is an active community centre and various sports facilities.

Located within 2 miles of Junction 9 M5 and Ashchurch rail station it is a convenient commuter base.

Approx distances (miles)

Cheltenham	13	Birmingham	43
Gloucester	17	London	121
Bristol	49		

GROUND FLOOR

1ST FLOOR

## Ground Floor

Entrance Hall	
Lounge	21'9"x11'10"
Kitchen/dining room	21'7"x13'11"
Home Office	8'9"x6'7"
Utility Room	
WC	

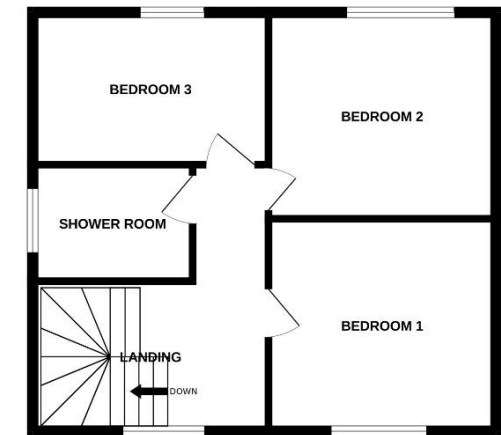
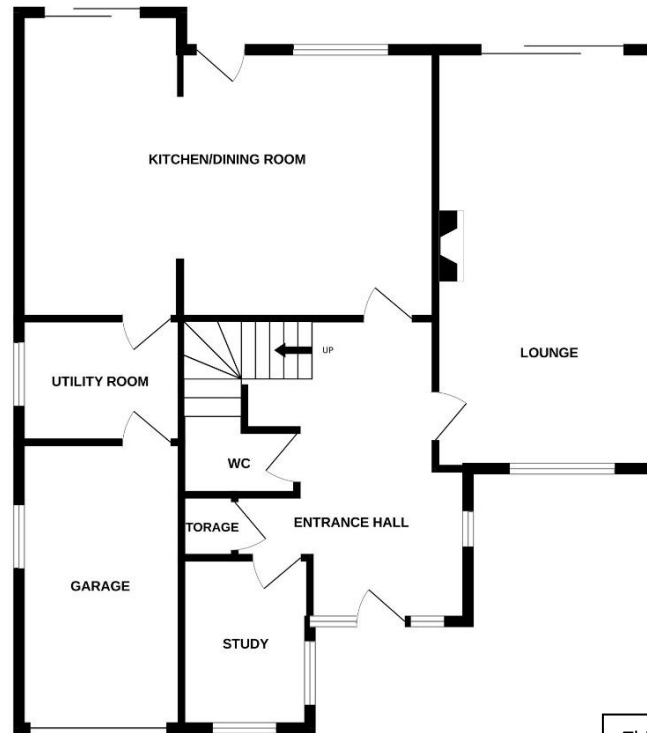
## First Floor

Bedroom 1	11'11"x11'4"
Bedroom 2	11'11"x10'2"
Bedroom 3	12'3"x6'7"
Shower room	8'8"x5'7"

## Outside

Integral Garage	14'9"x8'9"
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**Tewkesbury Borough Council Tax Band F**



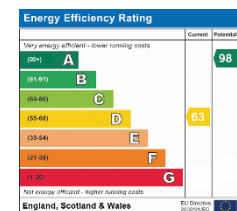
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



**Guide Price £570,000**

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