

BROOK COTTAGE, ASTON-ON-CARRANT,
TEWKESBURY, GLOUCESTERSHIRE, GL20 8HL



BROOK COTTAGE

With a wealth original features and dating back to the 1600s, this beautifully extended, four double bedroom detached residence is located in the peaceful hamlet of Aston-on-Carrant. The property offers in excess of 2,600sq.ft. of accommodation arranged over two floors and adjoins open countryside with well-maintained gardens encompassing the house.

- Incredible 25'7" entrance/dining hall with an original, exposed Cotswold stone inglenook fireplace with an inscribed date of 1683
- Sitting room with a further inglenook and exposed beams
- Open plan kitchen dining room with dual aspect windows
- Cloak room and utility completing the ground floor accommodation
- Four very well proportioned double bedrooms to the first floor
- A bath room and a separate shower room complete the first floor accommodation
- Block paved driveway that offers parking for several vehicles leads to the integral double garage.
- Beautiful and well stocked gardens encompass the property

A much loved family home offering a wealth of character and charm, the home enjoys sizeable accommodation across two floors and is complimented by a mature garden circa .2 of an acre. The property enjoys plenty of driveway parking and a double garage.





SITUATION

Aston on Carrant is a small North Gloucestershire linear village comprising of a wonderful selection of both period houses and cottages and more recent homes surrounded by glorious open countryside yet within a short drive of the old market town of Tewkesbury. Other nearby towns and cities include Gloucester, Worcester and Cheltenham the latter renowned for excellent shopping, festivals and schools including Cheltenham Ladies College. The village is conveniently located for access to the M5 motorway at Junction 8 and Ashchurch railway station operating a regular service to London, both of which are within a three mile drive.

GENERAL INFORMATION

Services:

Mains water, drainage and electric are connected to the property along with oil fired central heating

Local Authority: Tewkesbury B.C on 01684 295010

Council Tax Band: (G) - £3,649.74p.a. (2024/2025).

EPC Rating: E

Viewings:

Strictly by prior appointment through the sole agents Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area 2627 sq ft - 244 sq m

Ground Floor Area 1473 sq ft – 137 sq m

First Floor Area 1154 sq ft – 107 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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