



Grange Barn, Aston-on-Carrant, Tewkesbury, Gloucestershire

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A generous and well-proportioned detached barn conversion set within an enclosed and pretty garden.  
**NO ONWARD CHAIN.**

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### Summary of accommodation

**Ground Floor** Drawing room | Dining room | WC | Kitchen  
Utility room

**Gardens and Grounds** Double garage | Enclosed gardens

**First Floor** Principal bedroom | Double bedroom  
Single bedroom | Two bathrooms



Knight Frank Cheltenham  
123 Promenade, Cheltenham  
Gloucestershire  
GL50 1NW  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Tom Banwell**  
01242 246 951  
[tom.banwell@knightfrank.com](mailto:tom.banwell@knightfrank.com)



## Situation

Aston-on-Carrant is a rural hamlet within close proximity of Tewkesbury. The village neighbours part of the Overbury Estate and has glorious views in all directions over open countryside and farmland. A short walk across the fields brings you to The Crown Inn at Kemerton.

The nearest town is Tewkesbury, a Medieval market town that offers a broader range of supermarkets, restaurants, coffee shops and a leisure centre whilst for the commuter, there is a train station at nearby Ashchurch, with Tewkesbury being located immediately off Junction 9 of the M5 motorway.

The larger regional centres of Cheltenham, Worcester and Stratford are all within 20-30 minutes commute. The M5 motorway access at Junction 9 is just over 2 miles away. Rail services from nearby Ashchurch, Pershore and Cheltenham run direct to Birmingham New Street and London Paddington.

Bredon 2 miles, M5 junction 9 (N&S) 3½ miles, Tewkesbury 4 miles, Cheltenham 8 miles, Evesham 10 miles, Broadway 12 miles, Worcester 18 miles, Stratford-Upon-Avon 24 miles, Oxford 50 miles, (Distances approximate).



## Grange Barn

Located in the middle of the hamlet of Aston-on-Carrant, Grange Barn is an attractive traditional barn conversion that extends to approximately 1658 square feet over two floors.

The accommodation briefly comprises a kitchen/breakfast room, utility, ground floor wet room, a large versatile dining room and a triple aspect sitting room that focuses on an attractive fireplace. On the first floor arranged around a large open landing there are three double bedrooms all with built in wardrobes, a bathroom and a separate shower room.

The property is naturally very light due to large windows on all sides of the building, it has been very well maintained and is presented in very good order.

The garden is enclosed and being walled on all sides it enjoys a number of secluded seating areas and sun traps. There is a modest double garage accessed from either side of the building that would suit smaller cars.

The property is not historically listed.











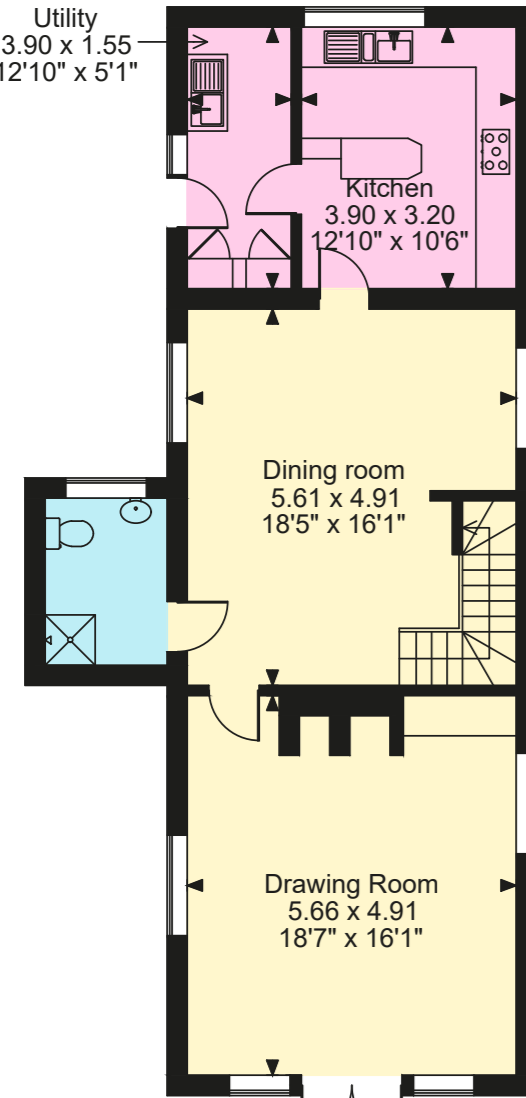


**Approximate Gross Internal Floor Area**

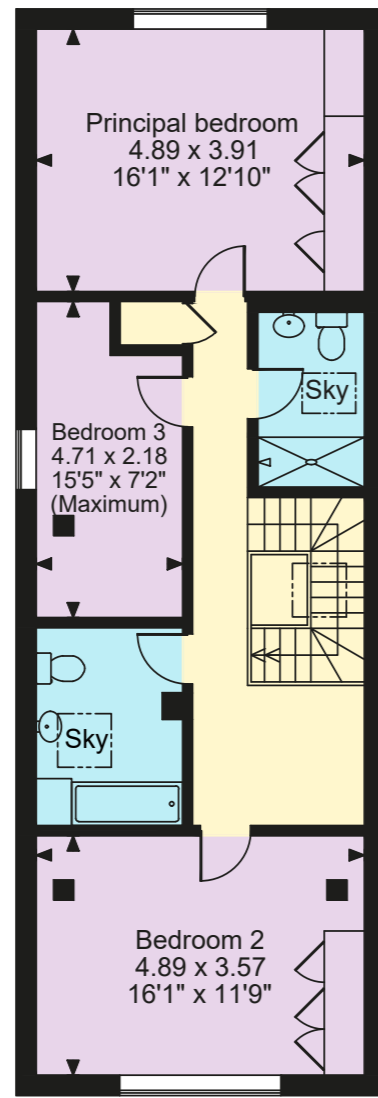
Main House: 154 sq.m / 1,658 sq.ft  
 Garage: 26 sq.m / 282 sq.ft  
 Total Area: 180 sq.m / 1,940 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

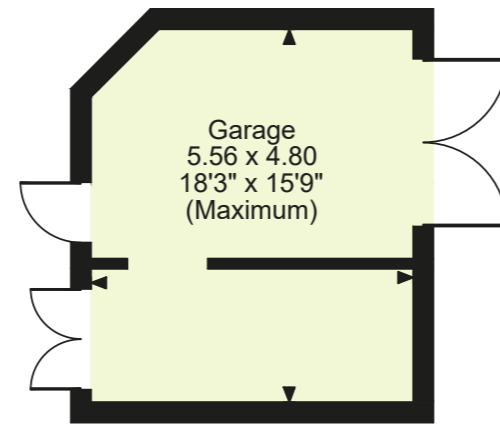
Utility  
 3.90 x 1.55  
 12'10" x 5'1"



**ground floor**



**first floor**



Garage  
 5.56 x 4.80  
 18'3" x 15'9"  
 (Maximum)



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

**Property information**

**Tenure:** Freehold.  
**Services:** Mains water, electric and sewage. Oil fired central heating. Super fast fibre broadband in the road outside but not connected to the property.  
**Local authority:** Tewkesbury Borough Council  
**Council Tax Band:** F  
**Energy Performance Certificate Rating:** Band D  
**Guide price:** £695,000  
**What three words:** ///regal.searches.tangling  
**Postcode**  
 GL20 8HL  
**Viewings**  
 All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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