



Cornfield Way, Ashton-Under-Hill, WR11 7TA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This detached family home is nestled in a popular cul-de-sac within the sought-after village of Ashton-under-Hill, offering generous accommodation throughout.

The ground floor features a welcoming hallway with stairs to the first floor, a cloakroom, a spacious living room, a dining room, and a conservatory with double doors opening to the rear garden. The well-appointed kitchen/breakfast room offers ample storage, generous worktop space, and a breakfast bar, with direct access to the utility room and side entrance. Additionally, there is a generously sized study, ideal for a home office.

Upstairs, a spacious landing provides loft access and an airing cupboard. There are four well-proportioned bedrooms and a family bathroom. The primary bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom includes a generous storage room.

Outside, the front of the property features a block-paved driveway and a lawned area. The beautifully presented rear garden is mainly laid to lawn, complemented by a patio, mature shrubs, and bushes. With side access leading to the front, the garden enjoys stunning views over open fields, Dumbleton Hill, and the Cotswolds in the distance.







## Key Features

- DETACHED FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC IN ASHTON-UNDER-HILL.
- SPACIOUS LIVING ROOM, DINING ROOM, AND CONSERVATORY WITH GARDEN ACCESS.
- WELL-APPOINTED KITCHEN/BREAKFAST ROOM WITH AMPLE STORAGE AND A BREAKFAST BAR.
- SEPARATE UTILITY ROOM WITH SIDE ACCESS.
- ADDITIONAL STUDY, IDEAL FOR A HOME OFFICE.
- FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A PRIMARY BEDROOM WITH EN-SUITE AND FITTED WARDROBES.
- FAMILY BATHROOM AND A GENEROUS LANDING WITH LOFT ACCESS.
- BLOCK-PAVED DRIVEWAY AND FRONT LAWN.
- BEAUTIFUL REAR GARDEN WITH PATIO, MATURE SHRUBS, AND STUNNING VIEWS OF DUMBLETON HILL AND THE COTSWOLDS.
- EPC RATING = D

**Guide Price**  
**£450,000**



### Ashton-under-Hill

The picturesque village of Ashton-under-Hill sits on the edge of Bredon Hill, within the Cotswolds Area of Outstanding Natural Beauty. The village is home to a mix of period and contemporary houses and benefits from a local pub, church, nursery, and both primary and middle schools. Conveniently located, Ashton-under-Hill is approximately within ten miles from Broadway, Evesham, Tewkesbury, and Winchcombe, while the larger centres of Worcester, Cheltenham, and Gloucester offer excellent shopping, educational, cultural, and leisure facilities.

### Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band E

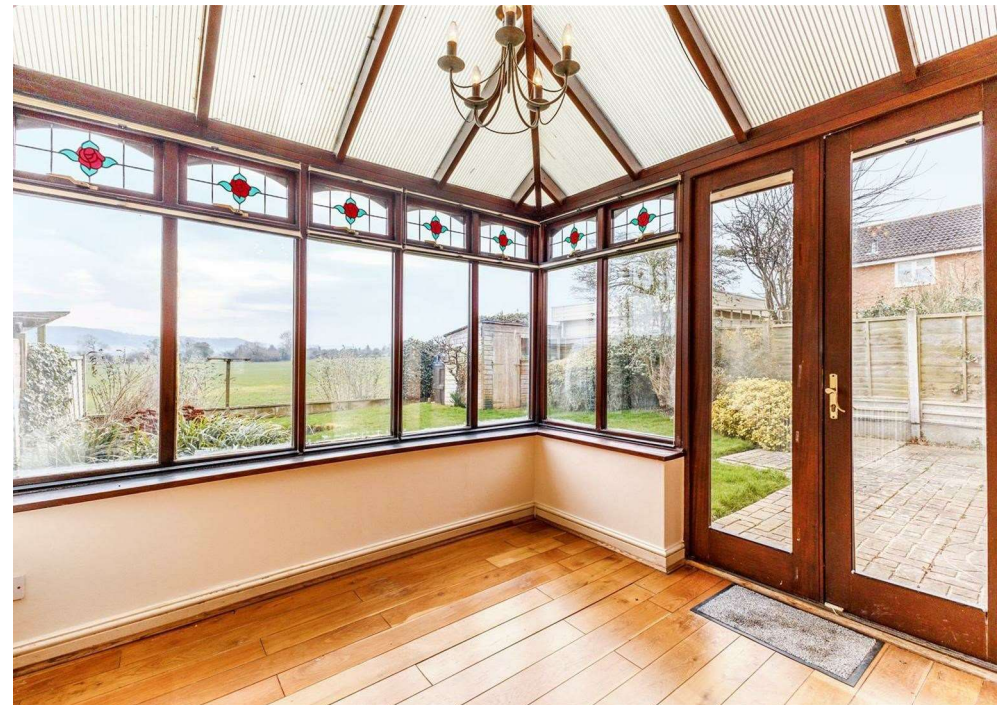
EPC Rating: D

### Agents Note

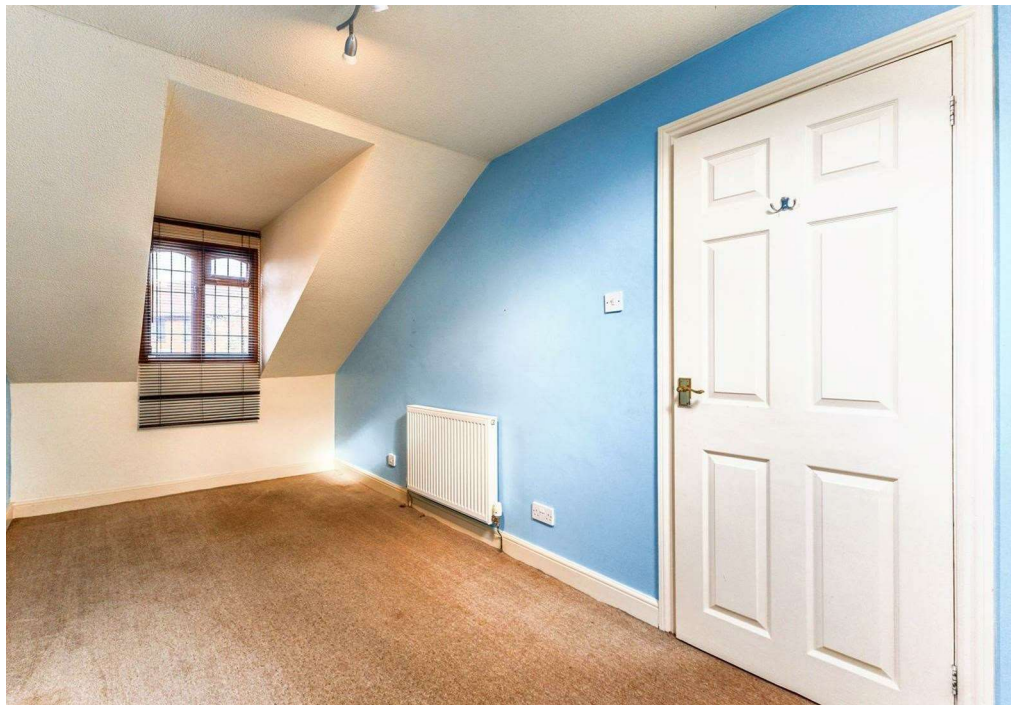
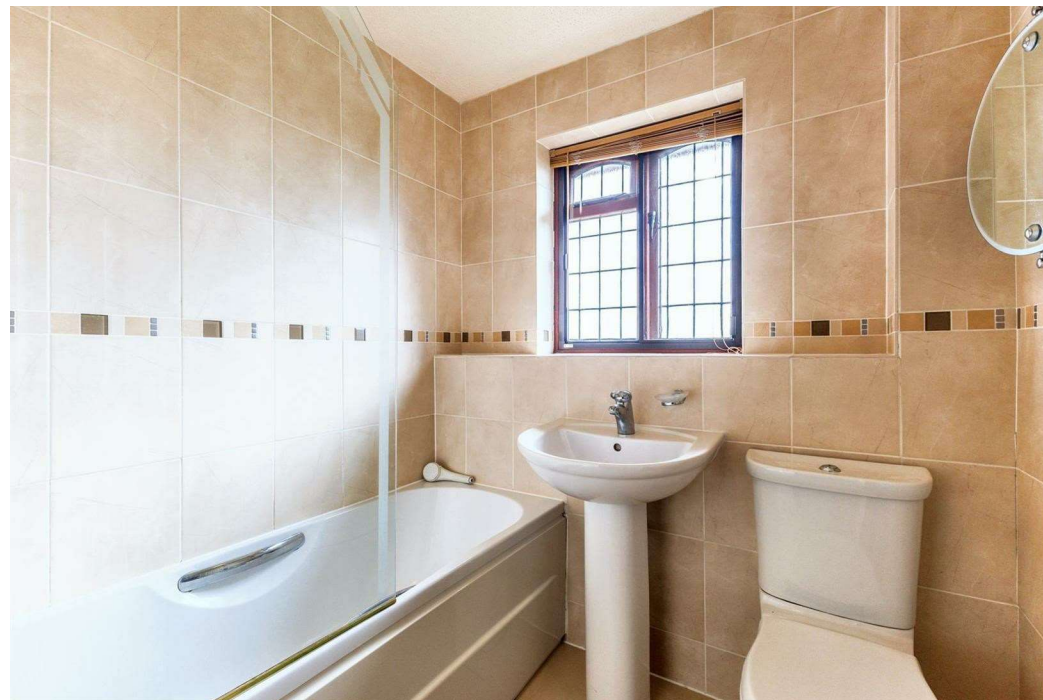
(i) Estate Agents Act (1979) - Declaration of Interest. The Vendor of this property is a relative of an estate agent of Sheldon Bosley Knight within the meaning of the Estate Agents Act and declaration to that effect is hereby made in accordance with Section 21, 31 and 32 of that Act.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.









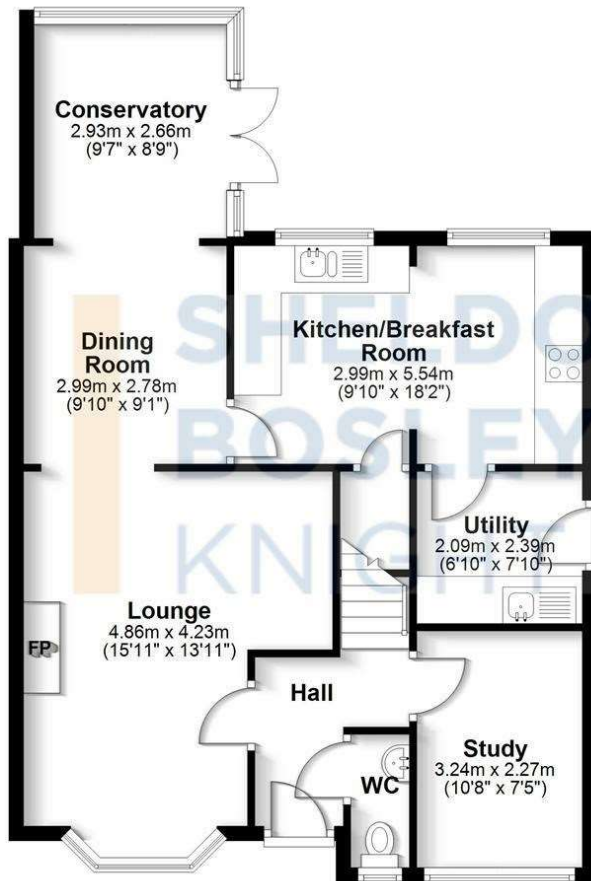




# Floorplan

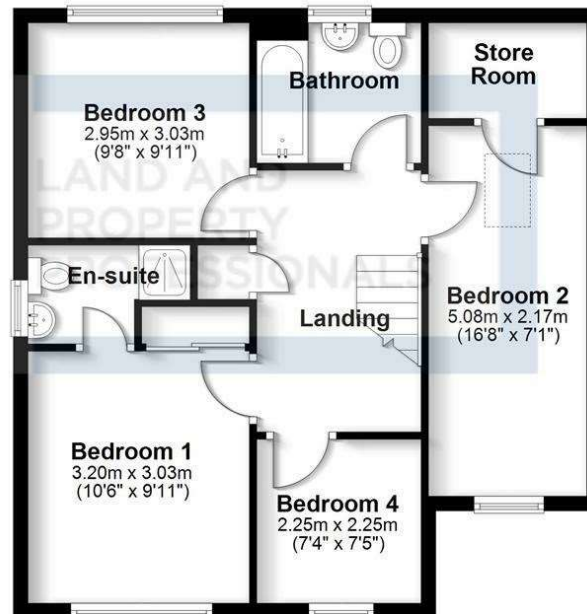
## Ground Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



## First Floor

Approx. 57.1 sq. metres (614.5 sq. feet)



Total area: approx. 128.0 sq. metres (1377.6 sq. feet)

All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee