



Elmley Road, Ashton-Under-Hill, WR11 7SH

SHELDON
BOSLEY
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Plum Tree Cottage is a well-proportioned four-bedroom detached home, beautifully positioned in the heart of the desirable village of Aston-under-Hill. Constructed in red brick, the home combines character with practical family living and sits on a generous plot offering both privacy and charm.

The accommodation is arranged across two floors, with the ground floor comprising a welcoming entrance hall, a generous sitting room featuring a central fireplace and ample natural light, and a separate dining room—ideal for entertaining or adaptable as a hobbies space or study. The kitchen/breakfast room enjoys dual aspects and is fitted with base and wall units, a breakfast area, and access to the utility room, which includes plumbing and a pantry, as well as a downstairs cloakroom.

Upstairs, the home features four bedrooms and a family bathroom, arranged around a central landing. Each bedroom enjoys views either of the garden or the surrounding area, with flexible space to suit a range of needs.

Outside, the property enjoys a private plot with a lawned front garden enclosed by hedging, and a tiered rear garden that includes a paved terrace, mature planting, and raised beds. There is a detached garage (with power and lighting) and driveway parking. Set in this sought-after village near the Bredon Hills, the cottage offers a peaceful yet connected lifestyle with countryside walks and community charm just moments from the doorstep.





Key Features

- FOUR BEDROOM DETACHED COTTAGE
- LOCATED IN ASHTON-UNDER-HILL VILLAGE
- CHARACTER FEATURES THROUGHOUT
- DUAL ASPECT KITCHEN/BREAKFAST ROOM
- TWO SPACIOUS RECEPTION ROOMS
- UTILITY ROOM WITH PANTRY AND WC
- MATURE GARDENS FRONT AND REAR
- GARAGE WITH POWER AND LIGHTING
- DRIVEWAY PARKING
- EPC RATING = F

Guide Price
£490,000

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 F

EPC Rating: F

Agents Note

(i) 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.

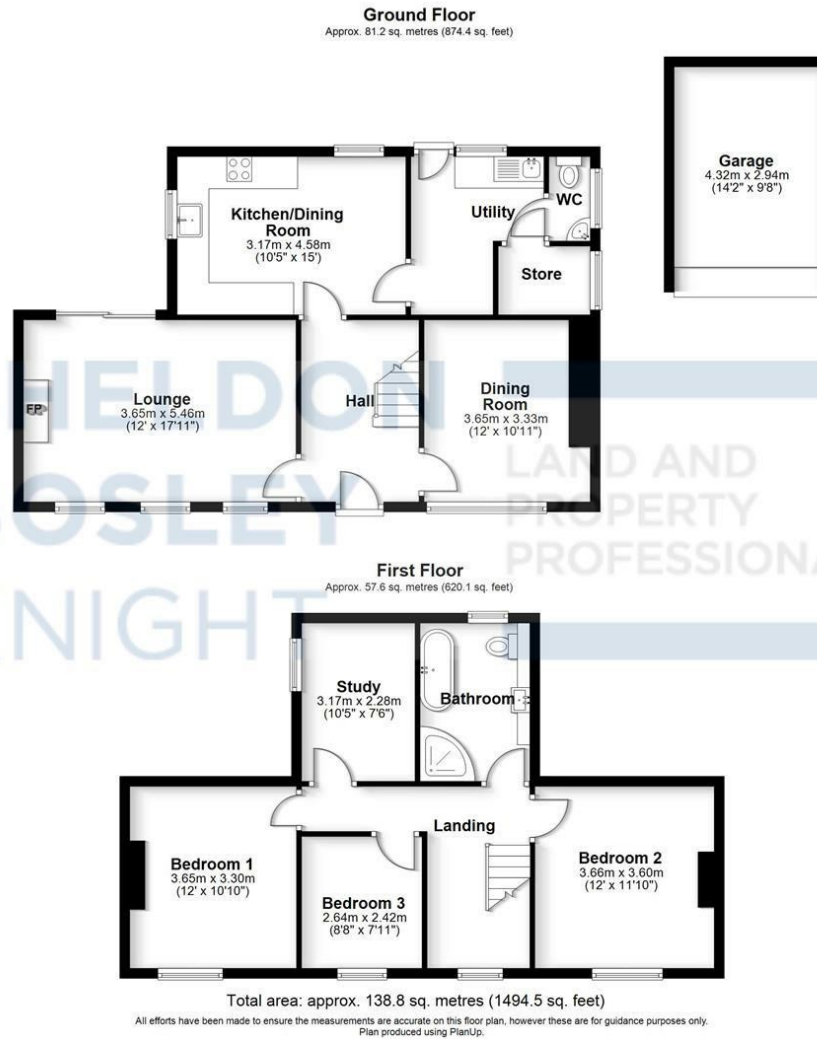
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - F

Tenure - Freehold

Council Tax Band - F

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.