



LITTLE ASHBURY

Kemerton | Tewkesbury | Gloucestershire | GL20 7JP

HUGHES **HS** SEALEY

Welcome to...

LITTLE ASHBURY

Welcome to Little Ashbury, a four double bedroom detached family home located in this ever-popular village that sits on the borders of Gloucestershire/Worcestershire. Offered for sale with no onward chain, the home is beautifully presented and ready to move into and enjoy. Furthermore, the home benefits from a sizeable and mature garden, views to two elevations, driveway parking accessed via electric gates and a detached double garage. Add in two formal reception rooms, conservatory, a study, superfast broadband, mains gas central heating and aluminium double glazing and you begin to understand why this property comes with such a high recommendation to view. Kemerton affords a real sense of community, with its two churches, a village hall, which holds several events plus the public house, the Crown Inn and local coffee shop. The neighbouring village of Bredon is slightly larger and here there are further amenities to include a village shop and post office, a church, two further public houses, The Fox and Hounds and The Royal Oak. The village of Bredon also offers a rugby and football club plus a doctor's surgery and there is also a primary school. For those that play cricket, there are cricket grounds in both Westmancote and Overbury. For those needing to commute, the M5 motorway is within a 10-minute drive and provides north and southbound junctions to Birmingham and Bristol whilst within equal distance, is the A46 for those needing to access Warwick or Stratford. Returning to the property, the home is accessed via an electric gate which in turn leads to the parking area, where easily four/five vehicles could be parked. Furthermore, there is a detached double garage which benefits from light and power.

Internally the home features a spacious and welcoming entrance hall, complete with parquet flooring whilst French doors to the rear flood the room full of natural light whilst also providing access to the rear garden.

Little Ashbury enjoys two formal reception rooms, these being the living room and dining room with the living room featuring a gas living flame fire inset to a surround whilst French doors give access to the conservatory.

The kitchen/breakfast room is modern and enjoys a wealth of units which sit alongside a host of integrated appliances, with the room completed by granite worksurfaces and a tiled floor. Off the kitchen is a separate utility room which in turn leads to a laundry room and the study.

Completing the ground floor accommodation are two double bedrooms, both of which enjoy fitted wardrobes, a three-piece family bathroom and finally a three-piece family shower room. Upstairs is a spacious and central landing, two further double bedrooms and finally a three-piece family bathroom.









Explore outside...

LITTLE ASHBURY

Externally to the rear is a wonderfully mature garden that offers a high degree of privacy. The garden features a sizeable rear terrace with the remainder laid to lawns. Within the garden are several established borders offering a wealth of colour, mature shrubs and a selection of trees.

- A wonderful four-bedroom detached family home, located in this highly sought after village
- Offered for sale with no onward chain
- Beautifully presented and ready to move into and enjoy
- Stunning mature and sizeable rear garden plus open views to the side elevations
- Spacious entrance hall with parquet flooring, leading to all ground floor rooms
- Two formal reception rooms comprising living room and dining room, plus conservatory and study
- Modern kitchen/breakfast room, utility and laundry room
- Two ground floor double bedrooms plus ground floor bathroom and shower room
- Two first floor double bedrooms plus additional bathroom
- Driveway parking via electric gates leading to detached double garage

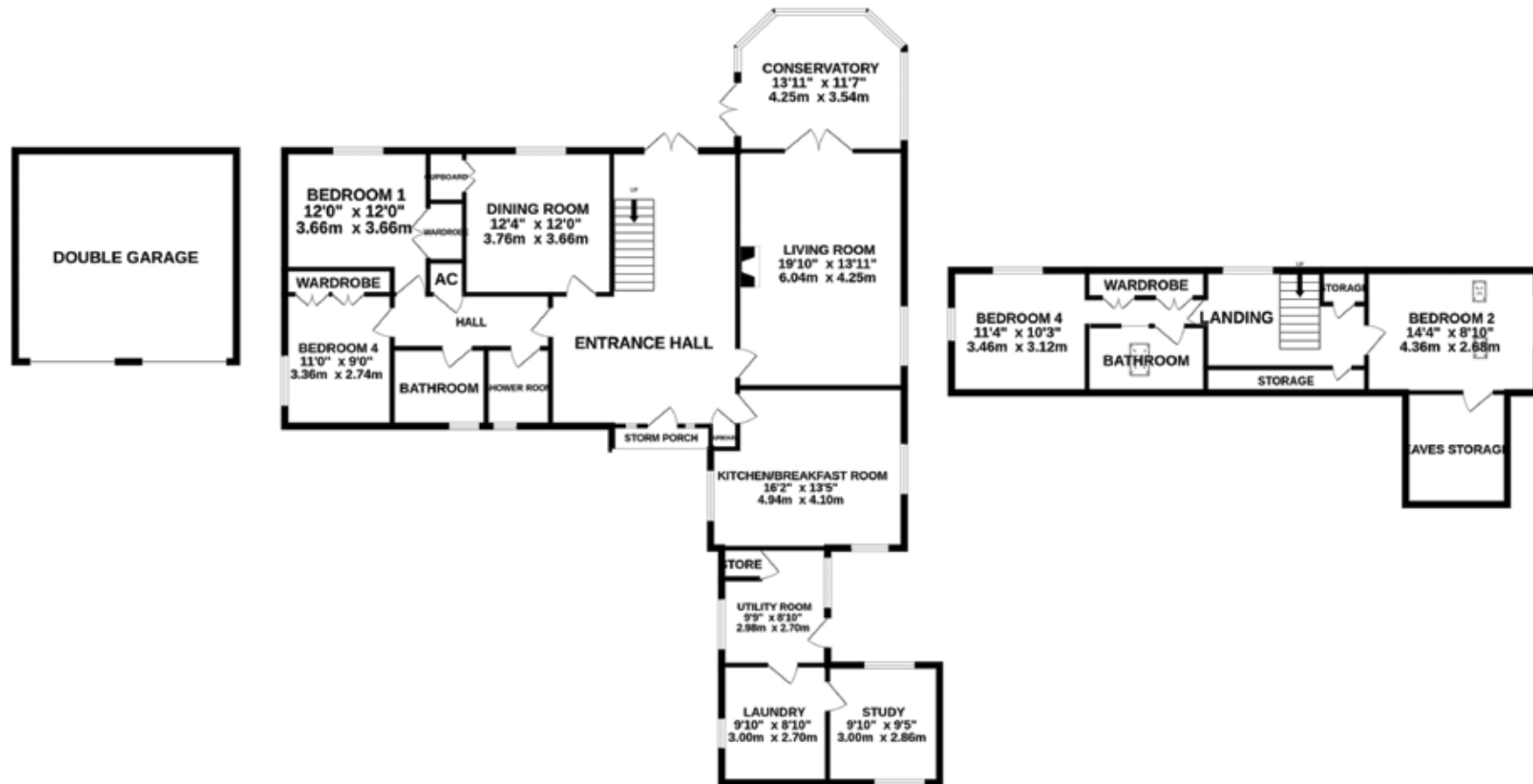
DIRECTIONS

To locate the property, please enter the following postcode: GL20 7JP. The property can be identified by our For Sale sign.



GROUND FLOOR

1ST FLOOR



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