



BROOK HOUSE BARN

Aston on Carrant | Tewkesbury | GL20 8HL

HUGHES **HS** SEALEY

Welcome to... BROOK HOUSE BARN

Welcome to Brook House Barn, a wonderful, beautifully presented four-bedroom detached barn conversion, which is ready to move into and enjoy.

Offering a wealth of accommodation across the two floors, the home enjoys plenty of natural light from the large floor-to-ceiling windows found to the front and rear elevation. Add in mature wrap around gardens, double driveway parking and triple car port with attached store/workshop, you begin to understand why this property comes with such a high recommendation to view.

The hamlet of Aston On Carrant sits on the edge of the larger villages of Bredon, Kemerton and Westmancote with the main village, Bredon, benefiting from a wealth of local amenities which include a village infant/primary school (OFSTED 'outstanding' rating), pre school, shop and post office, doctors surgery, village hall, church and two public houses.

For those interested in activity and other pursuits there are several local clubs and societies as well as sports clubs offering bowls, football, rugby, cricket and tennis, playing fields, shooting clubs, sailing, the river and the local marina, which this property overlooks.

Returning to the property, on the ground floor are three sizeable rooms being the kitchen/dining room which enjoys plenty of fitted units which sit neatly against a wealth of integrated appliances and which is finished with granite worksurfaces and a tiled floor. A door from the kitchen gives access to the separate utility room.

The main room is the living room which is simply stunning. With a double height roofline, large picture windows to the front and rear elevations, a log burning fire and a wooden floor, there really isn't anything not to like about this room and it really is a feature of the home.

Completing the ground floor is the family room which is located to the head of the living room and the cloakroom. The property features two staircases located to either end of the living room. The first staircase gives access to the guest suite which comprises of a double bedroom with fitted wardrobes, a dressing area and three-piece en suite bathroom.

The second staircases gives access to three further bedrooms and the family bathroom. Of the bedrooms, there is the master bedroom, complete with and en suite shower room, bedroom three which is a double room and bedroom four which is a single room.















Explore outside... BROOK HOUSE BARN

Externally the property has a lovely mature garden that wraps around two sides of the property, and which is predominantly laid to lawn with maturing trees dotted throughout. To the head of the garden is a covered seating area.

The property also benefits from plenty of parking which comprises of a detached triple car port with attached storeroom/workshop and furthermore a double driveway.

- A stunning four-bedroom detached barn conversion, beautifully presented and ready to move into
- Potentially offered for sale with no onward chain
- Externally the property offers double driveway parking, triple car port and attached store/workshop
- The gardens encompass two sides of the property and are predominately laid to lawn

- Internally the ground floor enjoys a kitchen/dining room, utility room, cloakroom and family room
- Completing the ground floor is the stunning living room which boasts plenty of natural light
- Living room enjoys open views to the front elevation, garden views to the rear and has a log fire
- Upstairs the guest bedroom enjoys a dressing room and en suite bathroom
- Master bedroom with en suite shower room, two further bedrooms, family bathroom
- A property that must be viewed to be fully appreciated

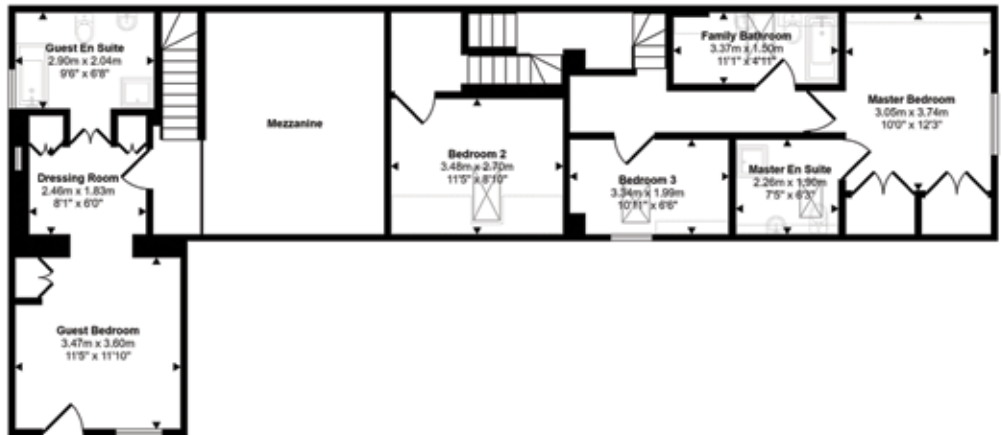
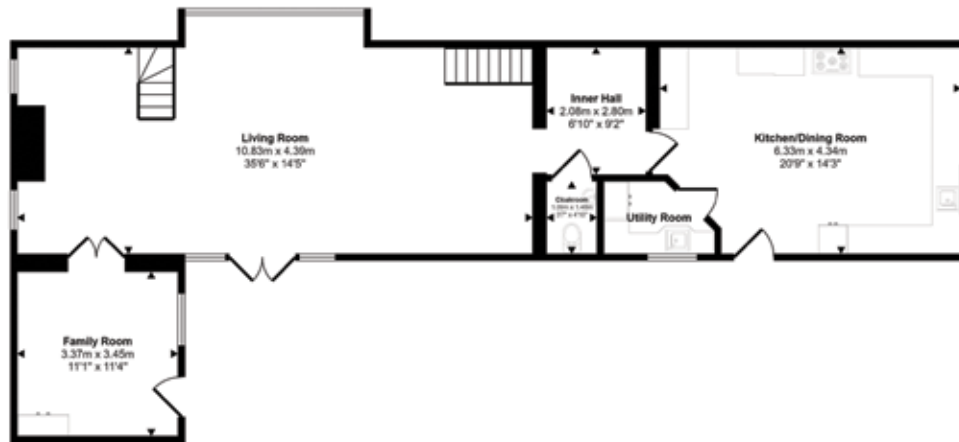
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 8HL. Upon entering the village, the property is located on your left.





Approx Gross Internal Area
211 sq m / 2270 sq ft



Ground Floor
Approx 191 sq m / 1086 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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