



## UPPER FARM HOUSE

Aston on Carrant | Tewkesbury | Gloucestershire | GL20 8HL

HUGHES **HS** SEALEY



# Welcome to... UPPER FARM HOUSE

Welcome to Upper Farm House, a wonderful five-bedroom detached family home, beautifully presented and ready to move into and enjoy. The home, which offers accommodation over three floors, enjoys a wealth of internal space and is balanced beautifully by a large and mature rear garden, which furthermore enjoys a high degree of privacy. Add in that the property benefits from driveway parking, a detached garage and is in this super hamlet, you begin to understand why this home comes with such a high recommendation to view.

Upper Farm House is located in the hamlet of Aston On Carrant, which 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), a pre-school, a shop and post office, a doctor's surgery, a village hall, a 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.

Returning to the property, the ground floor enjoys a spacious and welcoming central entrance hall, which in turn gives access to all rooms, to include two receptions, the kitchen/dining room and the cloak/utility room. The entrance hall and living room both benefit from log-burning stoves inset into the chimney breasts, while the kitchen/breakfast room is an extension of the original home and features a wealth of units plus a

host of integrated appliances. French doors give access to the property's impressive garden, while Velux windows on the roof space afford the room plenty of natural light.

On the first floor is the master bedroom, which benefits from a separate dressing room and a three-piece en suite shower; plus two further double bedrooms, although one is currently being used as an office. Finally, completing the floor is a modern three-piece family bathroom.

On the upper level are two further bedrooms, one of which benefits from a three-piece en suite shower room. In regards to the bedroom without the en suite, the room offers a door that gives access to a large loft storage area, and should one wish, there is plenty of room to create an en suite for the room should the need arise.























# Explore outside... UPPER FARMHOUSE

Externally, the home enjoys driveway parking for three cars, and in turn, the driveway gives access to the detached garage, which benefits from light and power, and a pedestrian door to the rear garden.

The rear garden is a delight and features a large, paved terrace, covered seating area, extensive lawns, a summer house and well-stocked, maturing flower beds that are full of colour and ensure that this is a garden you want to sit in and enjoy.

## KEY FEATURES

- A stunning, five-bedroom detached, period family home, offering a wealth of period charm
- Located in this highly desirable hamlet, beautifully presented and ready to move into
- To the rear of the property is a mature and highly private rear garden
- To the front, the property enjoys driveway parking for 3 cars, plus a detached garage

- Internally the home enjoys well proportioned accommodation across the three floors
- Ground floor comprises of a spacious entrance hall, living room and dining room
- Ground floor completed by a fabulous kitchen/dining room which is an extension of the original home and cloak/utility room
- 1st floor features master bedroom with dressing room and en suite, two further bedrooms and bathroom
- Upper level enjoys two double rooms, one with an en suite shower room
- 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 hamlet, the property is towards the end of the lane, located on your left.

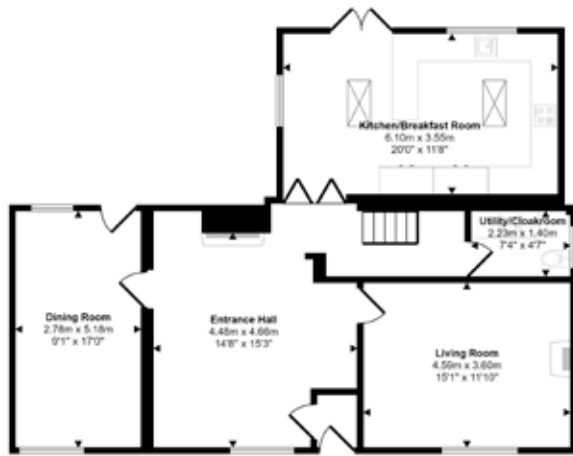








Approx Gross Internal Area  
221 sq m / 2374 sq ft



Ground Floor  
Approx 88 sq m / 945 sq ft

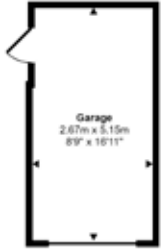
☐ Denotes head height below 1.5m



First Floor  
Approx 64 sq m / 692 sq ft



Second Floor  
Approx 55 sq m / 591 sq ft



Garage  
Approx 14 sq m / 147 sq ft

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 Magic Snaggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.







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