



GRANGE BARN

Aston on Carrant | Tewkesbury | Gloucestershire | GL20 8HL

HUGHES **HS** SEALEY

Welcome to... GRANGE BARN

Welcome to Grange Barn, a wonderful three-bedroom detached barn conversion located along this no-through lane in this highly desirable village. Offered for sale with no onward chain, the home enjoys a wealth of accommodation across the two floors and features not one, not two, but three bath/shower rooms, which are accompanied by two wonderfully sized reception rooms, a fully fitted kitchen, and a separate utility area.

Add in that the home enjoys plenty of off-road parking, a detached red brick garage, and beautifully mature gardens full of colour and vibrancy, and you begin to understand why this home comes with such a high recommendation to view.

The village 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), 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 home is accessed via double wooden gates, which in turn lead to the parking area

and detached garage, which benefit from light and power, and double opening doors to both the front and rear elevations.

Internally, the home enjoys two fabulous reception rooms: the living room, which is flooded with natural light from the double-aspect windows, and the glazed French doors, which lead onto a courtyard garden. Furthermore, providing a focal point to the room is the log burning inset to the red brick chimney breast.

The second reception room is the dining room, which, like the previous room, enjoys plenty of natural light. The room features a staircase giving access to the upper level, while two doors lead to the kitchen and wet room/shower room, which has recently been completed and have been finished to a high standard.

The kitchen enjoys easterly views over the village while benefiting from a wealth of units that sit alongside a host of integrated appliances. From the kitchen, a door leads to the separate utility room, which in turn gives access to the garden.

Upstairs is a spacious landing, so much so that a study area has been created, which works very well. All the bedrooms are double rooms, with the two larger bedrooms found at either end of the barn enjoying fitted wardrobes. To the middle of the barn is bedroom three, a good-sized double room, the family bathroom and finally the family shower room.









Explore outside... GRANGE BARN

Externally, the gardens are a delight. Full of colour and vibrancy, there is a wonderful selection of mature plants and climbers. There is also a lawned area along with the private courtyard, located next to the living room.

- A wonderful three double bedroom, detached barn conversion
- Located in this wonderful village and offered for sale with no onward chain
- Well presented, the home is ready to move into and enjoy
- Offering a wealth of internal accommodation, the home enjoys two sizeable reception rooms
- Further rooms to the ground floor include: fitted kitchen, utility and wet room/shower room
- Upstairs, the three bedrooms are all a good size, two of which enjoy fitted wardrobes
- Completing the upstairs is a three-piece family bathroom and three-piece family shower room
- Externally the home enjoys driveway parking and a detached garage
- The gardens are mature and offer lawns, a paved terraced and an abundance of colour
- A property that must be viewed to be fully appreciated

DIRECTIONS

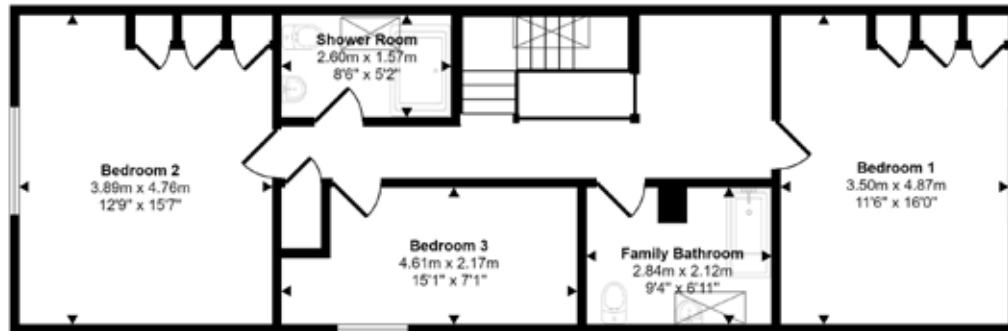
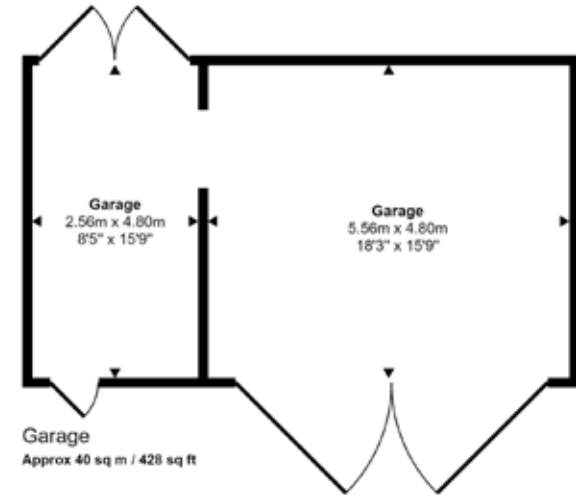
To locate the property, please enter the following postcode into your sat nav system: GL20 8HL. Upon arrival into the village, the property can be located on your left as advertised by our For Sale sign.



Approx Gross Internal Area
193 sq m / 2079 sq ft



Ground Floor
Approx 80 sq m / 866 sq ft



First Floor
Approx 73 sq m / 785 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 Made Snappy 360.



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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