



UPPER FARM HOUSE

ASTON ON CARRANT | TEWKESBURY



A SOUGHT-AFTER SECLUDED LOCATION

Encompassing a sought-after secluded location in tandem with a swift drive to reach schools, shops and pubs, Upper Farm House is an exceptional five-bedroom period home that's ready and waiting for its new owners.

It's perfectly placed in the idyllic hamlet of Aston on Carrant, just a few miles from the well-served village of Bredon and the thriving town of Tewkesbury.

Just like Upper Farm House, many of Aston on Carrant's homes have period origins and they neatly line a no through road, nestled within the scenic Gloucestershire countryside.

For those seeking to combine a laidback country lifestyle with an ultra-easy commute, the M5 is within a few minutes' drive and it's just two miles to Ashchurch station and mainline trains to Birmingham and Bristol. For those who work

in Cheltenham, it's less than 25 minutes by car.

Upper Farm House is a super-spacious, beautifully-presented family-sized home with its period origins showcased in features such as exposed timbers and stonework. In this dream location, it's also a superb turnkey purchase – perfect for weekenders looking to escape the city bustle.

The grand entrance hall with its raised inglenook fireplace fitted with a woodburner creates a magnificent gateway to the many delights of this 2,374 sq ft three-storey house. The immaculate 20x12ft kitchen/breakfast room basks in plenty of natural light and is sure to be the hub of the home where everyone gathers. It's backed up by spacious living and dining rooms enjoying views across the private, manicured gardens with a large lawn, borders, entertaining terrace, a gorgeous gazebo and delightfully chic summerhouse.





Decorated in a restful neutral palette, creating that desirable boutique hotel vibe, there's a superb collection of good-sized bedrooms across the two upper floors including a glamorous principal suite complete with dressing room and en-suite bathroom. The en-suite bedroom on the second floor would make a wonderful guest suite and there's extensive loft storage on this floor too.

FULL OF CHARACTER, FLEXIBILITY AND COMFORT

Wide and imposing, Upper Farm House stands a little back from the road behind a red-brick wall and paved front garden. To the right, in front of the single garage, there's driveway parking for five cars.

There's no more homely welcome at this time of the year than the warm glow of a woodburner and, raised on a stone dais within an inglenook fireplace in the entrance hall, it offers a cosily endearing welcome to Upper Farm House – accessed via the front door and a small inner lobby. With the staircase tucked away around the far corner, this 15x15ft room has lots of period detail in the exposed overhead beams and feature stonework, and can be styled as desired. Add sofas and occasional tables to create the perfect spot for welcoming guests.

The reception rooms and kitchen are all accessed from here. Open up the double

doors to the kitchen and the latched timber doors to the living and dining rooms to create a lovely open-plan space for more ambitious entertaining – ideal for those who like to throw parties.

Another woodburning stove is the focal point of the 15x12ft living room, a delightfully refined haven of relaxation and the perfect place to watch TV or read a book. White half-height café shutters add a modern note and they're replicated in the windows of the dining room and entrance hall.

There's plenty of room for a dining table as long as you like in the 9x17ft dining room. Family and guests can dine in cosy comfort while in the summer a door to the garden creates that desirable indoors-meets-outdoors link – pre- or post-dinner drinks can be enjoyed on the patio.





The kitchen/breakfast room is accommodated within the 20x12ft extension to the rear of the house and it's immaculately set up as the hub of day-to-day life. A great range of chic white fitted cupboard and drawer units, installed just 18 months ago, line three walls in the kitchen and include integrated Nef oven, Bosch induction hob, fridge, freezer and dishwasher.

A Belfast sink is positioned beneath a window overlooking the garden and two overhead rooflights ensure the room is light and bright.





At the other side of the room there's space for a farmhouse table and chairs, perfect for convivial family meals, and it has French doors to the garden, again creating a useful link in the summertime.

A cloakroom with WC and utility area with plumbing for laundry appliances completes the ground-floor line-up.

AND SO TO BED...

There's plentiful, comfortable bedroom space arranged over the upper two floors. On the first floor, the beautifully spacious principal suite offers a peaceful and private haven that encompasses a 9x17ft bedroom with a separate dressing room and a modern en-suite shower room, updated 18 months ago. There are two further bedrooms on this floor, 14x11ft and 8x11ft – the smaller one is currently utilised as a home office. There's also a modern family bathroom which was updated five years ago.

Two more spacious bedrooms are located on the second floor. The largest, 15x14ft, has an en-suite shower room and the second, 11x12ft, features fitted wardrobes. An 8x14ft expanse of loft storage is accessed via the latter bedroom and offers potential as further residential space (subject to planning regulations).





A GLORIOUS GARDEN

With around a quarter-of-an-acre of gardens, Upper Farm House boasts plentiful outdoor options that are perfectly suited to a family's needs.

Next to the house, the current owners have added a beautiful covered timber gazebo to the side of the large, paved entertaining terrace which overlooks a sweeping expanse of lawn dotted with magnificent mature trees.

Securely fenced all round, and screened by shrubbery, the garden features curvaceous well-stocked borders to the left of the lawn that burst into a riot of blooming colour in the spring and summer months.

A stylish double-door timber summerhouse is tucked into a far corner of the garden and has its own paved patio for sitting and enjoying tea and cake or perhaps a G&T in the late-afternoon sunshine.

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ROUND AND ABOUT

The hamlet of Aston on Carrant lies a couple of miles from the lively village of Bredon with its Spar shop/post office selling all the everyday necessities, a GP surgery, village hall with a busy programme of activities and clubs and, close to the pretty River Avon and marina, The Fox & Hounds pub serving local Donnington ales and a dining menu which includes a pie of the week and fashionable ‘small plates’ for nibbling alongside a glass of wine. It also has a lovely garden.

Nearby, Kemerton also has a popular pub, The Crown Inn, with real ales, locally brewed cider and a seasonal menu including delicious Sunday lunches. If you fancy a juicy steak, visit the Longhorn Bar & Grill at Teddington Hands.

For enhanced high street shopping and supermarkets pop over to the historic riverside town of Tewkesbury

where there’s a great choice of leisure activities too, many based on the gently flowing waters of the River Avon.

Local state schooling includes Bredon Hancock’s Endowed CE First School, Ofsted-rated outstanding - as is the secondary school, Bredon Hill Academy. Excellent independent schools in the vicinity include Bredon School, Bowbrook House School and Pate’s Grammar School.

Clearly, this idyllic countryside location is extraordinary and much sought-after. Bredon Hill and the surrounding fields, orchards and ancient footpaths are rich in wildlife and many are protected species, such as rare birds, bats, beetles, otters and pole cats. It’s paradise for those who like nothing better than scenic rambles, biking and horse riding. Walking the dog is a pleasure not a chore!



WHERE TO GO WHEN YOU NEED:



Milk: The Spar in nearby Bredon is open 7 days a week and sells all the everyday necessities. It is also the local Post Office.



Dinner/Drinks: You will find several good local pubs in the vicinity. The Fox & Hounds on Church Street in Bredon has a very friendly atmosphere and serves excellent traditional pub fayre. There is also the Crown Inn in Kemerton for Sunday Lunch. For fine dining not far away is Michelin-starred Eckington Manor with Bredon Hill as its backdrop. Slightly further afield is Cheltenham with an excellent range of restaurants including The Ivy, Brasserie Blanc, Gallimores Kitchen, The Giggling Squid and the Chelsea Brasserie to name a few.



Gym/Fitness/Tennis: Local gyms include Gym & Tonic at the Croft Farm Water Park, MJ's Gym at Northway, both around a ten-minute drive away. For tennis there are very friendly and active local clubs at Bredon and Beckford.



Golf: For keen golfers the local clubs include, Evesham Golf Club, Harvington, Cleeve Hill and Broadway, with the latter two affording players the most stunning views of the Cotswolds.



Weekly Shop: There is a large Morrisons (3.5 miles) in Tewkesbury. In Evesham there is Waitrose, Tesco and M&S Food Hall. There are also many farm shops in the locality. For a high-quality delicatessen and butcher, Teddington Stores is only a 5-minute drive from Upper Farm House.



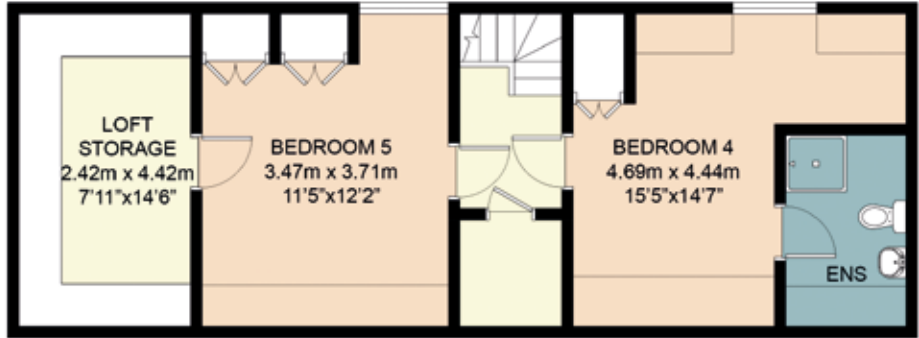
Schools: The village primary school, Bredon Hancock's Endowed CE First School, is Ofsted-rated "outstanding", as is the secondary school, Bredon Hill Academy. Independent secondary schools nearby include Bredon School and Bowbrook House School. Cheltenham is also home to Cheltenham College, Cheltenham Ladies College, and Dean Close.



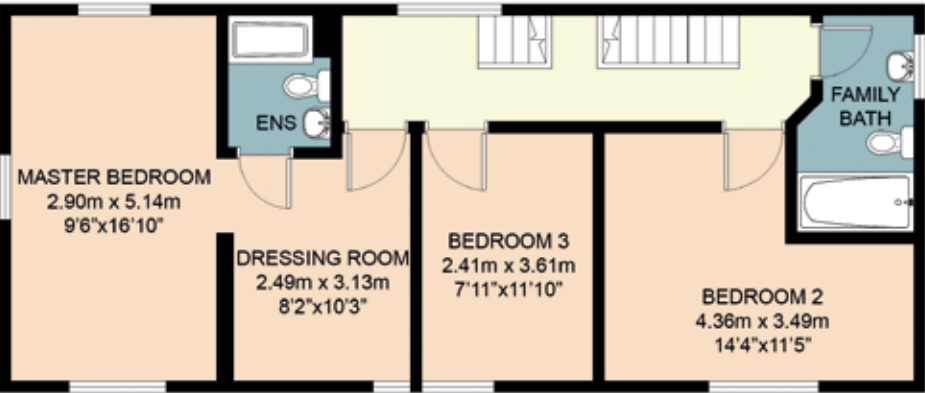
Walks: There are many walks around Aston on Carrant, located on the Gloucestershire/Worcestershire borders at the edge of the Cotswolds. Very close by is Bredon Hill and there are well-known circular walks in the vicinity. The summit of the hill is in the parish of Kemerton, and it extends over parts of eight other parishes. The hill itself lies within the Cotswolds Area of Outstanding Natural Beauty. For the energetic a hike to the top of the hill will blow away the cobwebs and afford glorious views over the Vale of Evesham and to the Malvern Hills.



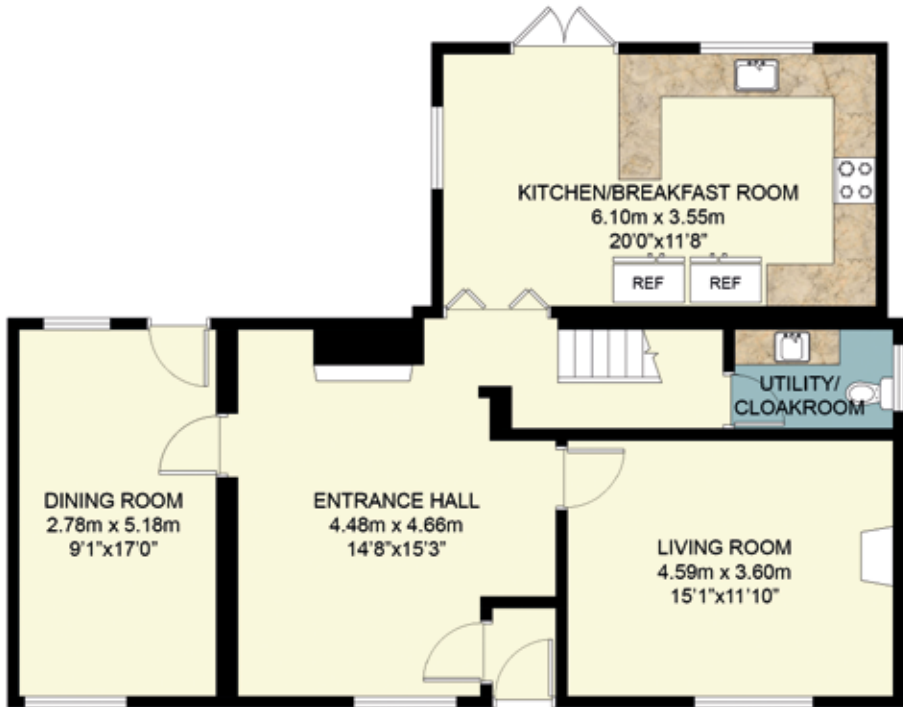
Ground Floor: 945 sq.ft / 88 sq.m
First Floor: 692 sq.ft / 64 sq.m
Second Floor: 591 sq.ft / 55 sq.m



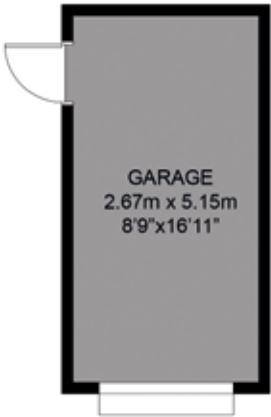
Second Floor



First Floor



Ground Floor



- The Finer Details...
- Local Authority – Tewkesbury Borough Council
 - Council Tax Band – G
 - Tenure – Freehold
 - Central Heating – Oil
 - Drainage – Mains

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