



3 Upper Oaks Court, Aston-On-Carrant Tewkesbury

Guide Price £795,000



3 Upper Oaks Court

Aston-On-Carrant, Tewkesbury

- Substantial five bedroom detached family home offering approximately 2,876 sq ft of versatile accommodation
- Impressive 31'5" open-plan kitchen/diner creating a superb space for family living and entertaining
- Five well-proportioned bedrooms with two en-suites and a separate family bathroom
- Excellent choice of reception spaces including sitting room, snug and light-filled sun room
- Generous rear garden backing directly onto open countryside with far-reaching views towards Cleeve Hill
- Extensive paved terrace and raised decked seating area, ideal for outdoor dining and entertaining
- Substantial detached games room providing an excellent recreational, hobby or additional entertaining space
- Integral Double Garage with Light & Power, Double-Width Driveway & Electric Doors
- Separate home office, ideal for remote working without compromising the main living accommodation



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

An impressive and highly individual five-bedroom detached family home, built by Gainsborough Homes in 2005, offering approximately 2,308 sq ft of versatile accommodation, together with a substantial detached games room and double garage. With a B-rated EPC and photovoltaic (PV) solar panels, the property is complemented by a superb, mature rear garden enjoying far-reaching views across open countryside towards Cleeve Hill.

Situated within the attractive rural hamlet of Aston-on-Carrant, the property combines generous family accommodation with an exceptional outside setting. The house has been considerably enhanced by the current owners, creating a spacious and flexible home with multiple reception areas and an impressive open-plan kitchen/dining space.

The accommodation is approached through a spacious central entrance hall, which provides access to the principal ground-floor rooms. To one side is a comfortable sitting room, measuring approximately 18'7" x 12'7", with direct access into the sun room beyond. Extending to approximately 16'10" x 8'8", the sun room provides an additional light-filled reception space and enjoys attractive views across the rear garden, with direct access outside.

At the heart of the home is the particularly generous kitchen/diner, measuring approximately 31'5" x 16'11" max. The kitchen is comprehensively fitted with an extensive range of units and integrated appliances, complemented by granite work surfaces and a substantial central island. Its scale allows for clearly defined cooking and dining areas, making this an excellent everyday family space as well as somewhere particularly well suited to entertaining. The dining area also incorporates a contemporary media wall, while bi-fold doors provide a natural connection with the decked terrace and garden beyond. The adjoining snug provides a further informal reception room.



Also positioned on the ground floor is a separate office, ideal for those working from home, together with a WC and useful storage. An integral double garage, with electric doors, provides excellent parking and storage and offers direct access alongside the main accommodation.

The first floor continues the sense of space, with five bedrooms arranged around the central landing, four of which are doubles and three benefiting from fitted wardrobes. The principal bedroom is particularly impressive, extending to approximately 17'1" x 16'2" and benefiting from its own en-suite shower room. A further double bedroom also enjoys an en-suite, while the remaining bedrooms are served by the three-piece family bathroom. The arrangement provides considerable flexibility for larger families, visiting guests or those requiring additional working or hobby space.

Outside, the property is equally impressive. To the front is a double-width private driveway providing off-road parking and access to the attached double garage, complemented by an attractive landscaped frontage.

The mature and fully enclosed rear garden is a real feature of the home and has been thoughtfully arranged to provide several distinct areas for relaxing, entertaining and family use. Immediately adjoining the house is an extensive paved terrace together with a raised decked seating area accessed directly from the kitchen/dining space. Beyond this is a generous lawn, complemented by raised planted beds and established borders, with the garden extending towards open countryside at the rear.



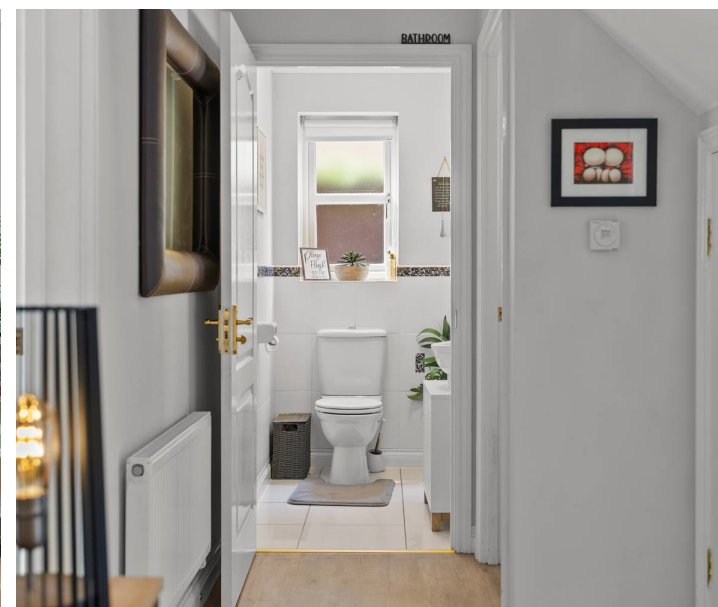
A substantial detached outbuilding has been created as a games room measuring approximately 14'9" x 19'1". Internally, the room incorporates its own bar area, creating an excellent space for entertaining, while externally a decked veranda provides a further seating and entertaining area, currently accommodating a hot tub. Positioned towards the rear of the garden, the building provides an excellent recreational space separate from the main house and could equally suit a variety of alternative uses, including a garden snug, home office or studio.

The garden backs directly onto open fields, providing an attractive sense of space and exceptional far-reaching rural views towards Cleeve Hill. Together with the extensive entertaining areas, detached games room, mature gardens and generous accommodation within the house, this creates an excellent family home in a particularly appealing countryside position.

Aston-on-Carrant is an attractive rural hamlet situated close to the historic market town of Tewkesbury and on the edge of the larger villages of Bredon, Kemerton and Westmancote.

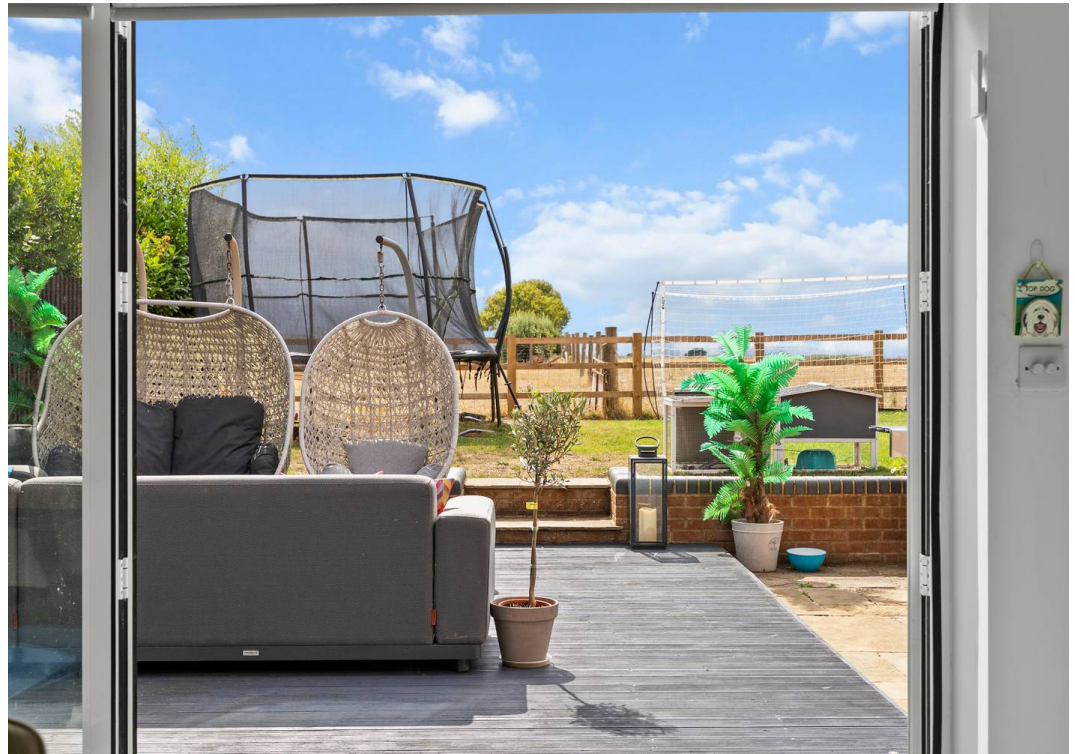
Nearby Bredon provides a village shop and Post Office, doctors' surgery, primary school, preschool, village hall, church and public houses, together with a variety of sporting clubs, societies and recreational facilities. The wider area offers opportunities for cricket, rugby, football, tennis, bowls, sailing and other countryside pursuits, with the River Avon and local marina also nearby.

The historic market town of Tewkesbury provides a more comprehensive range of shopping, schooling and leisure facilities, while excellent road connections are within easy reach. The M5 provides convenient access towards Cheltenham, Gloucester, Worcester and Birmingham, making the property particularly well suited to those seeking a genuine countryside setting without feeling isolated.









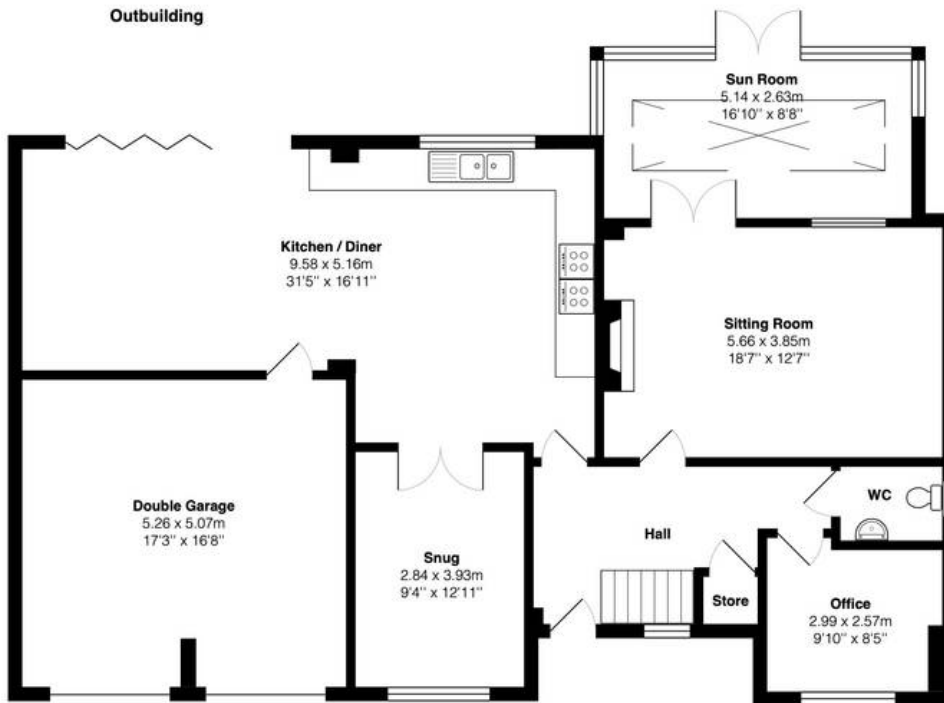




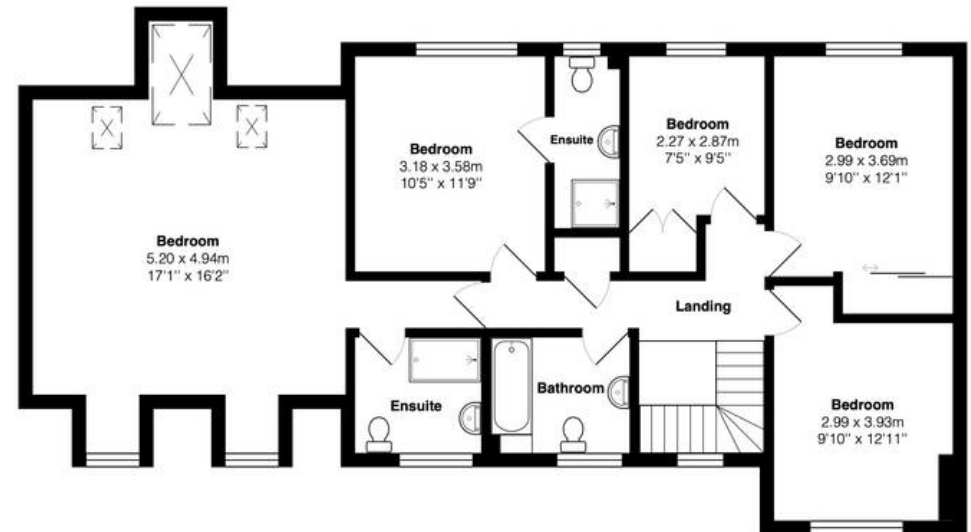




Outbuilding



Ground Floor



First Floor

Total Area: 267.2 m² ... 2876 ft²

All measurements are approximate and for display purposes only