



Apperley



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Orchard Barns, School Road, Apperley, GL19 4DQ

£1,100,000 Freehold

A small select development of just 3 new build, detached, barn style, family homes, situated next to the village green.

0.58 ACRE PLOT • reception hall • kitchen/dining/family room • living room • home office • utility room • cloakroom • 4 double bedrooms • 3 bath/shower rooms • parking for several cars • air source heat pump • evcp • 10 year new build warranty • electric gated driveway

## Description

This exclusive development is currently under construction by local developer Bluegrove Executive Homes Ltd, and due for completion Autumn 2024. These attractive properties have been sympathetically designed to provide cutting edge, contemporary living, whilst effortlessly blending in with the rural surroundings. The generously proportioned accommodation will include a reception hall, an impressive kitchen/dining/family room with high quality fittings/appliances and bi-folding doors opening to the rear, living room (with an optional wood burner), home office, and utility room. Also on the ground floor, there are 2 double bedrooms, both with an en suite and both with fitted wardrobes. Upstairs, there are a further 2 double bedrooms, both with walk-in wardrobes, and a family bathroom. Externally, the properties are approached via a remotely operated electric gate with an intercom to each property, leading to sweeping gravelled driveways and large landscaped rear gardens. Each property further benefits from underfloor heating (on the ground floor) supplied by an air source heat pump, EVCP, double glazing, and a 10 year New Home Build Warranty.





### Situation

Situated by the green within the very desirable village of Apperley, renowned for its wonderful community and with a range of amenities. These include a primary school, 2 pubs, a tennis court, village hall, playgroup, and popular cricket club. Distances: Cheltenham 8 miles, Tewkesbury 5 miles, M5 (N & S) 5.4 miles, Birmingham airport 53 miles.

### Further Information:

**Local Authority** Tewkesbury Borough Council.

**Tax Band** TBC.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Air source heat pump.

**Broadband** Not connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

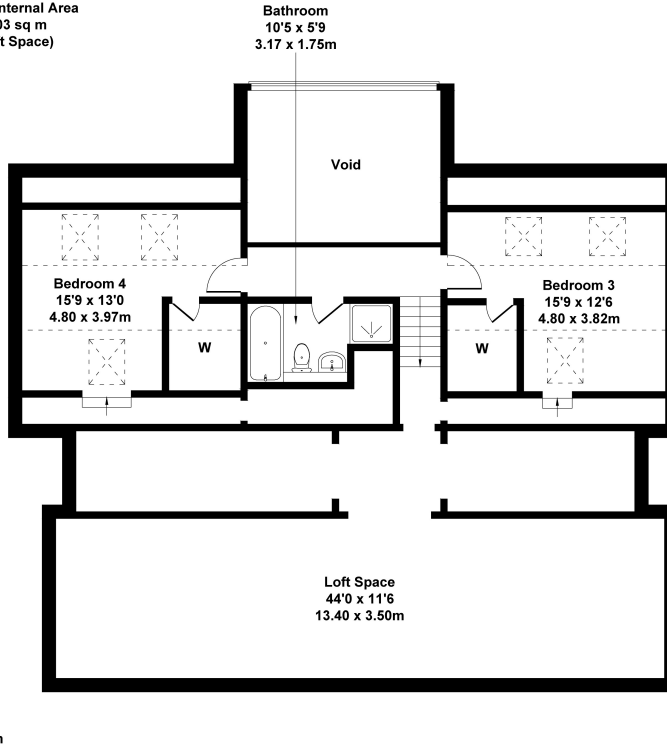
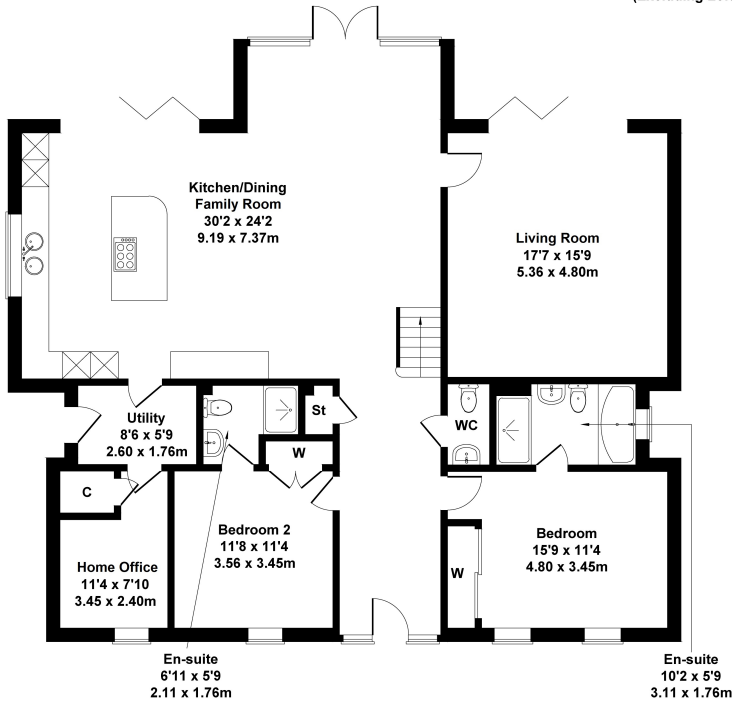
### Please note:

A reservation fee is required to secure this property.

Internal images are CGIs and from a completed property on this development.

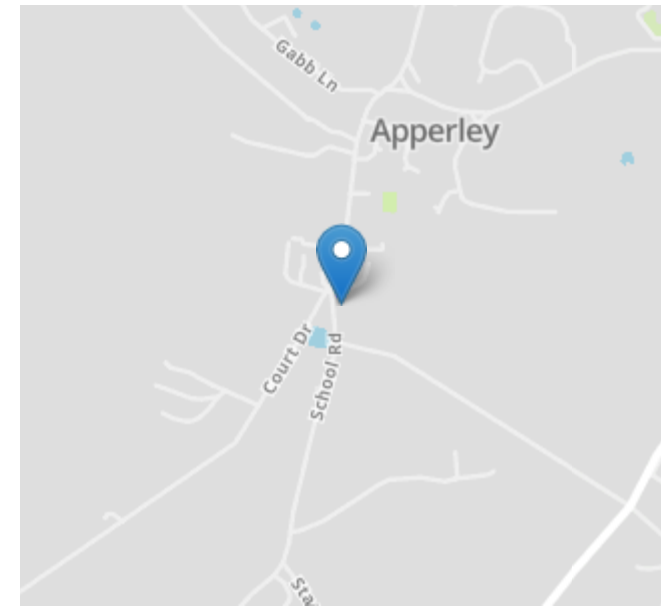
## Orchard Barns

Approximate Net Internal Area  
2185 sq ft - 203 sq m  
(Excluding Loft Space)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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