



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Apperley

01684 293246

**Engall
Castle**
.com

The Poppies, Apperley Park, Apperley, GL19 4EB

One of just two individually built detached homes within a cul du sac in the heart of this delightful village, The Poppies offers space and a private rear garden.

Briefly the accommodation comprises of a welcoming hallway which leads on the right into a large open plan kitchen/dining/ family room. The kitchen is fitted with a range of modern wall and base units with an integrated induction hob, double oven dishwasher and fridge. Adjacent is a large utility room which is fitted with an integrated larder fridge and larder freezer and has the advantage of plumbing for a washing machine.

A pair of patio doors lead from the living/dining room into a lovely conservatory which has space for a dining table and sofas creating the perfect garden room - perfect entertaining space.

At the rear of the house is a separate lounge with patio doors out to the garden and an attractive fireplace with modern inset gas fire.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are five bedrooms and a bathroom. The main bedroom benefits from a modern ensuite shower room. The main bathroom is fitted with a panel bath with shower over, vanity unit with inset wash basin and low level wc.



All bedrooms except for the bedroom 1 & 5 have the benefit of fitted wardrobes and in addition there is extra wardrobe/storage space on the landing.

The property has the benefit of gas central heating and double glazed windows.

Outside, the gardens are private and predominantly laid to lawn with a mature hedge back drop; a patio; garden shed with power and light and side access to the front of the property.

At the front there is a gated driveway providing off road parking for several vehicles and access to the garage which benefits from an electrically operated garage door and power and light.

Apperley is a popular village location benefitting from an ofsted outstanding rated primary school, a couple of public houses, an active sports and social scene, with both football and cricket pitches, a pretty village green and duck pond, surrounded by beautiful country walks.

Ideally located between Tewkesbury, Cheltenham and Gloucester and their wealth of facilities, it is an excellent commuter base with the M5 motorway and main line rail links easily accessible.



Ground Floor

Entrance Hall	
Lounge	15'4"x13'
Open Plan dining/family room	26'8"x17'10"
Kitchen area	13'5"x8'5"
Conservatory	16'7"x10'10"
Utility room	8'10"x8'3"
WC	

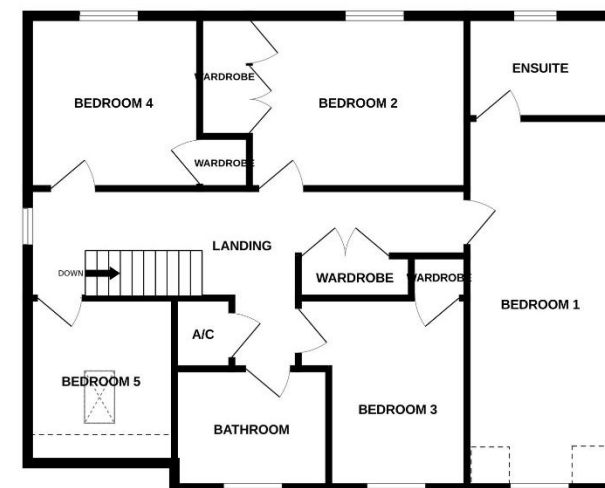
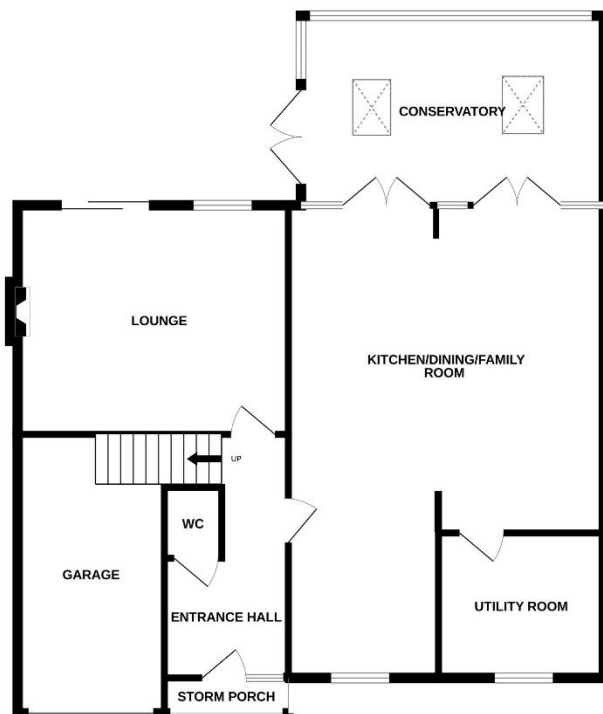
First Floor

Bedroom 1	17'5"x8'4"
Ensuite	8'2"x5'10"
Bedroom 2	12'4"x9'9"
Bedroom 3	10'10"x7'8"
Bedroom 4	9'9"x9'9"
Bedroom 5	8'3"x7'10"
Bathroom	7'x6'8"

Outside

Garage	15'10"x8'4"
--------	-------------

Gloucester Council Tax Band F



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £575,000

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.



