



Apperley

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ESTATE AGENTS

Apperley

3 Orchard Barns, School Road, Apperley, GL19 4DQ

Guide Price £1,000,000 Freehold

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

Reception hall • kitchen/dining /family room • living room • home office • utility room • cloakroom • 4 double bedrooms • 3 bath/shower rooms • parking for several vehicles • large garden • air source heat pump • double glazing & gas central heating • electric vehicle charging point • 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 spring 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, 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. Tewkesbury Borough Council Tax Band TBC.

Please note, a reservation fee is required to secure this property.



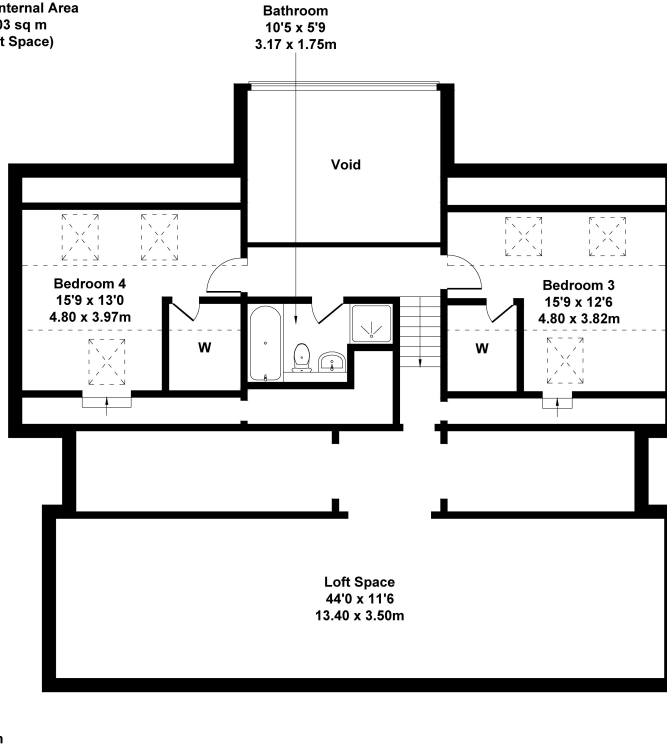
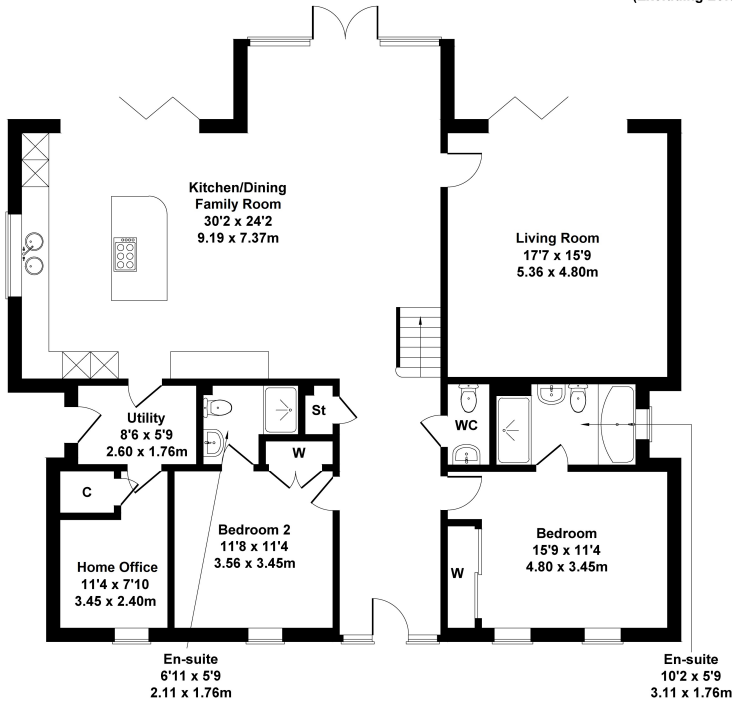


Situation

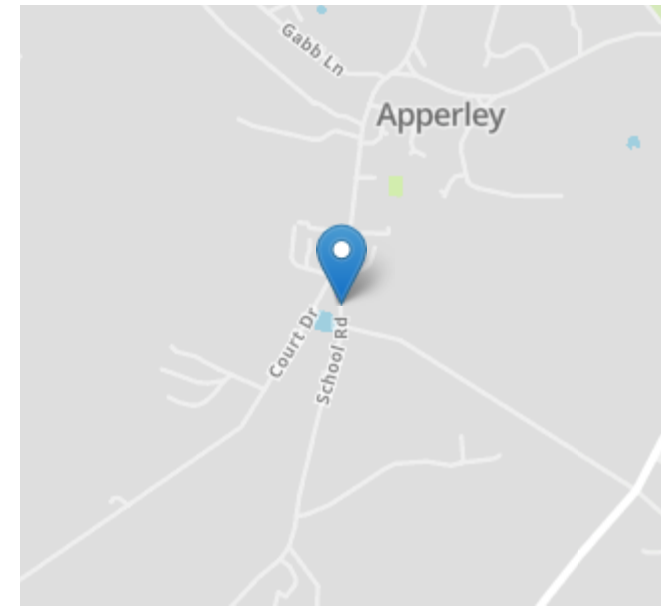
Situated by the green, within the very desirable village of Apperley, renowned for its wonderful community and with a range of amenities. These include a primary school, 2 pubs, a tennis court, village hall, playgroup and popular cricket club. Distances: Cheltenham 8 miles, Tewkesbury 5 miles, M5 (N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

3 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 | | |
| (92-100) A | | |
| (81-91) B | 90 | 90 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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