



Apperley

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Dippers Cottage, Gabb Lane, Apperley, GL19 4DN

Situated within an elevated hillside position, this property provides far reaching countryside views. Immaculately presented, this detached home has delightful views from whichever window you look through and sitting in the family/dining room is the ideal place to observe the wildlife activity.

A long driveway crosses private common land to reach the property which sits on the edge of its extensive grounds.

The accommodation briefly comprises of a characterful lounge with two windows and glazed patio doors creating a beautifully light room with southerly views over the garden. There is an original inglenook fireplace housing a log burner and off the lounge is a spacious garden/games room which with its triple aspect is beautifully light.

The kitchen/dining/family room again is triple aspect with patio doors opening out onto the garden overlooking the ornamental garden pond which attracts some interesting wildlife – who needs a television! The contemporary styled kitchen is fitted with a range of modern wall and base units with an integrated dishwasher induction hob and two side by side electric ovens and enjoys underfloor heating.

There is a separate useful utility room which is fitted with wall and base units, with sink and plumbing and space for a washing machine and tumble drier.

Completing the accommodation on the ground floor is a wc,



On the first floor there are four double bedrooms all benefitting from fitted wardrobes and with bedrooms 1 and 2 both with the advantage of modern ensuite shower rooms.

In addition there is a modern family bathroom fitted with a p-shaped bath with shower over, vanity unit with inset wash basin and back to the wall wc.

Outside the gardens are extensive with a large patio area – perfect for entertaining; fenced and netted vegetable plot with raised beds; small orchard planted with individual local apple trees, cherry, hazel and walnut trees; lawns and a small grazing paddock perfect for sheep, chickens or even a goat. There is a former garage now used as a workshop and machinery store; brick folly/outbuilding ripe for development with services already in situ in the ground; a 3 bay oak framed car port and store which has the benefit of an EV charging point. In all the grounds are approximately 1.3 acres.

Approached via a long access farm track for which an annual payment of £5 per annum is made, it enjoys the delightful views and peacefulness of its setting which change during the seasons from serene water meadows to buzzing summer scented fields. Apperley is a popular village location benefitting from a primary school, a couple of public houses, an active sports and social scene, with both football and cricket pitches; a pretty village green with duck pond and the whole village is 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

Lounge	24'2"x19' Max
Kitchen/Dining/Family Room	26'2"x11'
Family/Garden Room	13'7"x13'5"
Utility Room	13'x6'3"
Downstairs wc	

First Floor

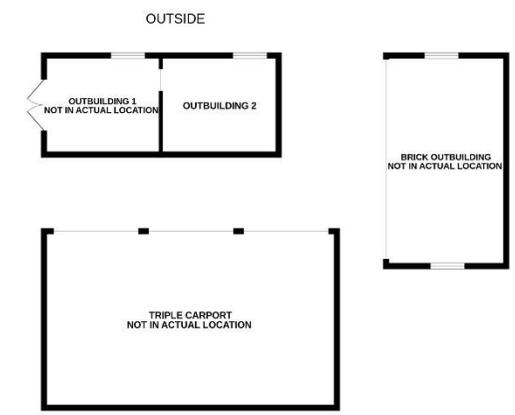
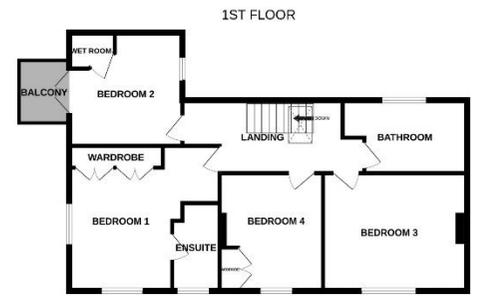
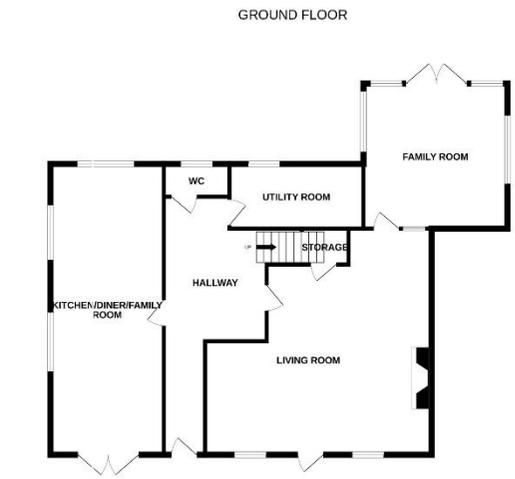
Bedroom 1	13'5"x12'3"
Ensuite	
Bedroom 2	12'1"x12'3"
Ensuite	
Bedroom 3	13'6"x11'1"
Bedroom 4	10'11"x10'4"
Family Bathroom	12'1"x7'

Outside

Triple Carport with EV charger	28'4"x17'
Workshop and store	
Wooden shed	
Brick folly/outbuilding	20'4"x11'9"

Services

Air Source Heat Pump
 3.6Kwh Solar Panels and 5kw battery storage
 Gigaclear High Speed Fibre Internet Connection
 Septic Tank drainage
 Current building and contents insurance £1065 per annum with no flood exclusions or excess.



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.



Tewkesbury Borough Council Tax Band G
Guide Price £775,000 Freehold

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