



Lower Apperley

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# Lower Apperley

Gloucester, GL19 4DY

£615,000 Freehold

An exceptional Grade II listed, black and white, detached cottage set in beautifully landscaped gardens extending to approx. 1/3 of an acre.

COUNTRY COTTAGE WITH WONDERFUL VIEWS • living room • dining room • kitchen/breakfast room • 2 bedrooms • bathroom • garden room with shower room • garage & driveway • landscaped garden • gas central heating • grade II listed • utility/boiler room

## Description

Adjoining open countryside and enjoying glorious far reaching views, this stunning period cottage has been lovingly improved over recent years. The impeccably presented accommodation includes a Harvey Jones kitchen/breakfast room with granite and wood worktops, Belfast style sink and a range of quality appliances; living room with exposed beams and wood burner; and a dining room with solid oak flooring and double doors opening out to the rear. Also on the ground floor, there is a show piece bathroom suite with feature freestanding bath, oversized shower enclosure and twin wash basins. Upstairs, there are 2 bedrooms both overlooking the garden and countryside beyond. Outside, the property is approached by a 5 bar gate leading to the paved drive providing parking for 4/5 cars. There is a garage with electric up and over door and a large boarded loft space accessed via an electric retractable ladder (currently used as a home office). Adjoining the garage is a garden room with electric heating and a refitted shower room which, with the relevant consents, could create a guest bedroom with en suite facility. This magnificent property sits in mature landscaped gardens extending to approx. 1/3 acre in total.







### Situation

Elf Stone Hollow is situated in Lower Apperley close to the larger village of Apperley which has two public houses, a school, tennis court, village hall and cricket club. The village benefits from good accessibility to Cheltenham, Gloucester and Tewkesbury, all of which provide a range of leisure and sporting facilities including golf courses and tennis courts. The railway station at Cheltenham Spa provides connections to London Paddington and other major cities whilst the M5 motorway can be accessed at Junctions 10, 11 and 11a.

### Further Information:

**Local Authority** Tewkesbury Borough Council.

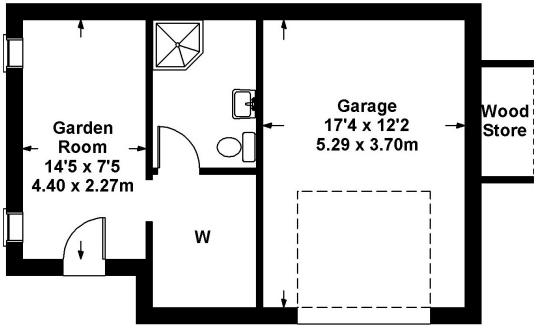
**Tax Band** E

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

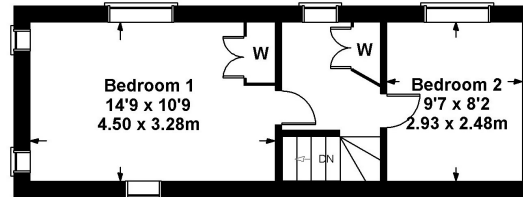
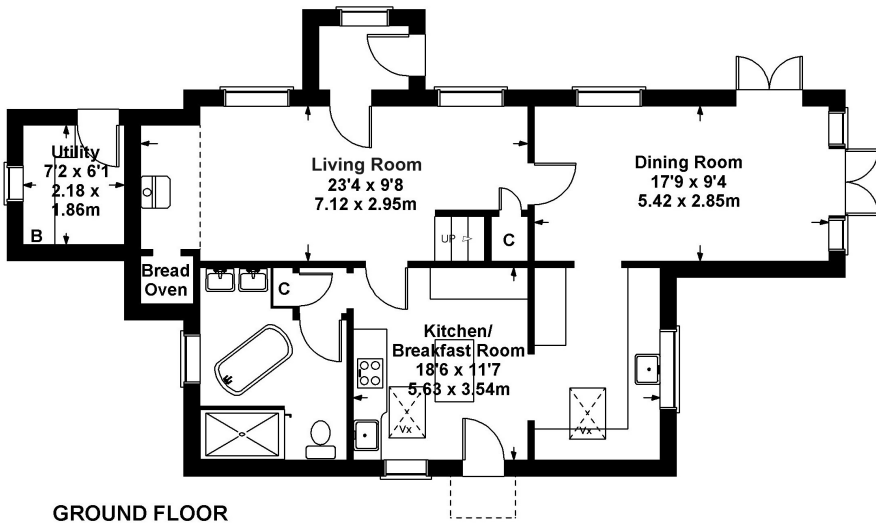
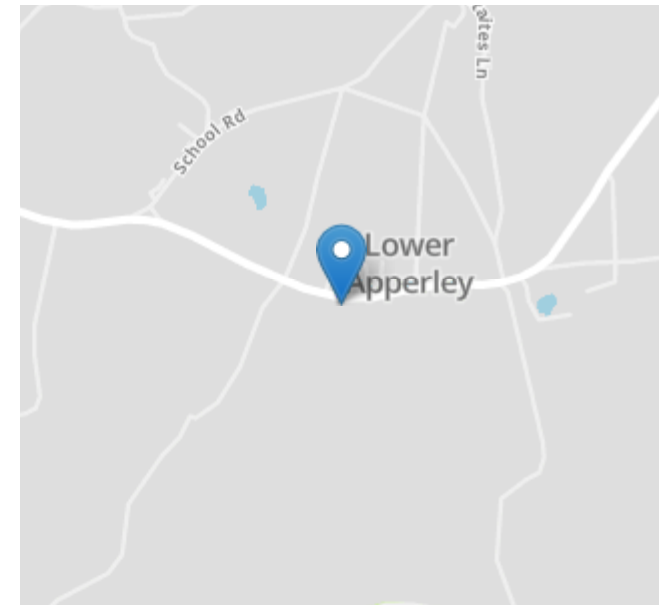
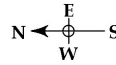
**Heating** Gas Central Heating.

**Broadband** Connected to the property.

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



Approximate Gross Internal Area  
1,524 sq ft - 142 sq m



FIRST FLOOR

GROUND FLOOR

**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.

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