

# APPERLEY COURT

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APPERLEY, GLOUCESTERSHIRE





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London 100 miles | Birmingham 53 miles | Cheltenham 8 miles | Tewkesbury 5 miles | M5 (J9 N&S) 6 miles  
(All distances and times are approximate)

*‘A unique opportunity to own an impressive Country House  
in need of restoration and modernisation on the market  
for the first time since 1815’*

**Main House** - Reception hall | Drawing room | Sitting room | Dining room | Study | Snug  
Kitchen/breakfast room | Domestic offices | Comprehensive cellars

Principal bedroom with dressing room and bathroom | 12 further bedrooms | 4 further bathrooms  
Secondary floor with 12 further bedrooms | 3 further bathrooms

**Cottage** - Kitchen/living room | 2 bedrooms | 1 bathroom

**Outbuildings** - Traditional range of brick outbuildings with garaging | 7 stables | Internal stables barn  
Open machinery shed | Numerous store rooms

**In all about 20.74 acres ( 8.39 hectares)**



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

Apperley Court occupies a landmark position on the outskirts of the village of Apperley with magnificent southerly views over the River Avon Valley.

The village has a long standing reputation of being a very desirable “living” village, with a wonderful community and well patronised range of amenities. There is an excellent primary school, two pubs, tennis court, popular cricket club as well as sailing and fishing on the nearby Severn and Avon.

The Regency town of Cheltenham lies around 8 miles away and has a superb range of recreational and education facilities as well as being host to some world famous events such as the literature and jazz festivals, music, food, science and national hunt racing at Prestbury Park.

Schooling is first class with a choice of several private and state schools including Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edwards and Pates Grammar School.



## THE HISTORY

The property originated from a modest 18th century farmhouse and was much expanded in 1817 for sisters Julianna and Charlotte Strickland by the local renowned architect John Collingwood, whose previous projects included improvements to Gloucester Cathedral and The Precinct. The sister's intention was to create a grand country house for their Gloucestershire Estate, that they had bought in 1815. Collingwood's creation is a stuccoed south front of two storeys and five wide bays with central ionic porch which was tactfully extended in circa 1850 by H Rowe and Son in Worcester for Henry Eustatius, their brother, with additions including slightly extended bays at either end, a full length cast iron veranda, window shutters and dormer windows. The result today is a stunning late Regency country house sitting in mature specimen gardens and grounds.

## THE MAIN HOUSE

It has been in the same family for over 200 years and today it is being sold by close relatives as it is surplus to requirements. The house is now in need of complete modernisation and restoration and provides the new owner a huge opportunity to re create a wonderful piece of history. Of particular interest are grand reception rooms and entrance hallway, with much of the original period detail remaining, such as the beautiful elliptical staircase, fine carved fireplaces, ceiling cornices, door cases, timber floors and the former 19th and 20th century kitchens and domestic offices.









## THE COTTAGE

Located in the rear courtyard to the main house is the cottage which is arranged with the principal accommodation on the first floor with a secondary bedroom on the ground floor.



## THE OUTBUILDINGS

An extensive range of traditional brick outbuildings comprising stabling, garaging and store rooms which,

subject to planning, provide numerous opportunities for further residential accommodation or commercial uses.



### Approximate Gross Internal Floor Area:

Cottage - 97 sq m (1,044 sq ft)

Outbuildings - 898 sq m (9,666 sq ft)

(Including restricted head height / excluding void)

For identification only, not to scale.

Not shown in actual location / orientation.





## GARDENS AND GROUNDS

The house sits in gardens of about 2 acres with 4.5 acres of woodland and 12.5 acres of paddocks. Planted and landscaped in the early Victorian era, the gardens have

numerous specimen trees and were cleverly designed for the house to enjoy the spectacular southerly aspect with distant countryside views.



Private Chapel







 Knight  
Frank