

Basketmakers Cottage

Wick Lane, Lower Apperley, Gloucester



Set in over three quarters of an acre, a superb detached family home accompanied by a quite separate independent two bedroom cottage.

Tewkesbury 5 miles, Gloucester train station 8 miles, Cheltenham 8 miles, Worcester 21 miles, Bristol 49 miles,
Birmingham 48 miles, London 108 miles.



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Summary of accommodation

Main House

Ground floor: Entrance hall | Living room | Dining room | Utility room | Kitchen/breakfast room | Games room | WC

First floor: Principal bedroom | En suite | 3 Double bedrooms | Family bathroom | Store room/study

Outside: Carport | Storage | Grounds approximately 0.79 acres

Cottage

Ground floor: Kitchen | Living room | Double bedroom | Bathroom

First floor: Principle bedroom



Situation

(Distances and times are approximate).

Elevated and not subject to flooding from the nearby River Severn, this pretty village is surrounded by rolling countryside with views to the Malvern Hills on one side and The Cotswolds to the other.



Set in the heart of the Severn Vale, conveniently located for access into the major centres of Cheltenham, Gloucester and Tewkesbury, Apperley is a traditional and well patronised village.



The village shares its primary school with the nearby village of Deerhurst.



Deerhurst boasts a popular cricket club comprising several successful teams and has the use of a large village hall, playing field and children's' play area.



Main House

Located in a peaceful and private position, part way along a no-through lane, Basketmakers Cottage is a detached four bedroom period property that last changed hands in 2006. It has been significantly extended over the years to create a versatile family home that extends to around 2,495 square feet and now comprises 3 large reception rooms, a kitchen/breakfast room, WC and utility.

Upstairs, there is a large master bedroom with en-suite bathroom, three further bedrooms, a family bathroom and a store room that has been used as a study historically.



Outside

Outside, there are lawns to both the front and rear of the main house with ample parking and a timber framed double carport and garden store.

Property Information

Tenure: Freehold.

Services: Mains water and electricity are connected. Separate water treatment plants for both the house and cottage. Oil fired central heating for the main house, the cottage has electric wall heaters.

EPC: E

Local Authority: Cheltenham Borough Council

Postcode: GL19 4DS

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Willow Forge Cottage

Located just past the main house, about 30 yards further down the lane, the cottage is a flexible two bedroom detached cottage that sits in its own plot with a south facing garden and parking.

Extending to 622 square feet over two floors, the cottage comprises 2 bedrooms, 2 shower rooms, a living space and a kitchen.

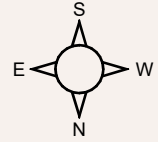
Approximate Gross Internal Floor Area

Main House: 232 sq.m / 2,495 sq.ft

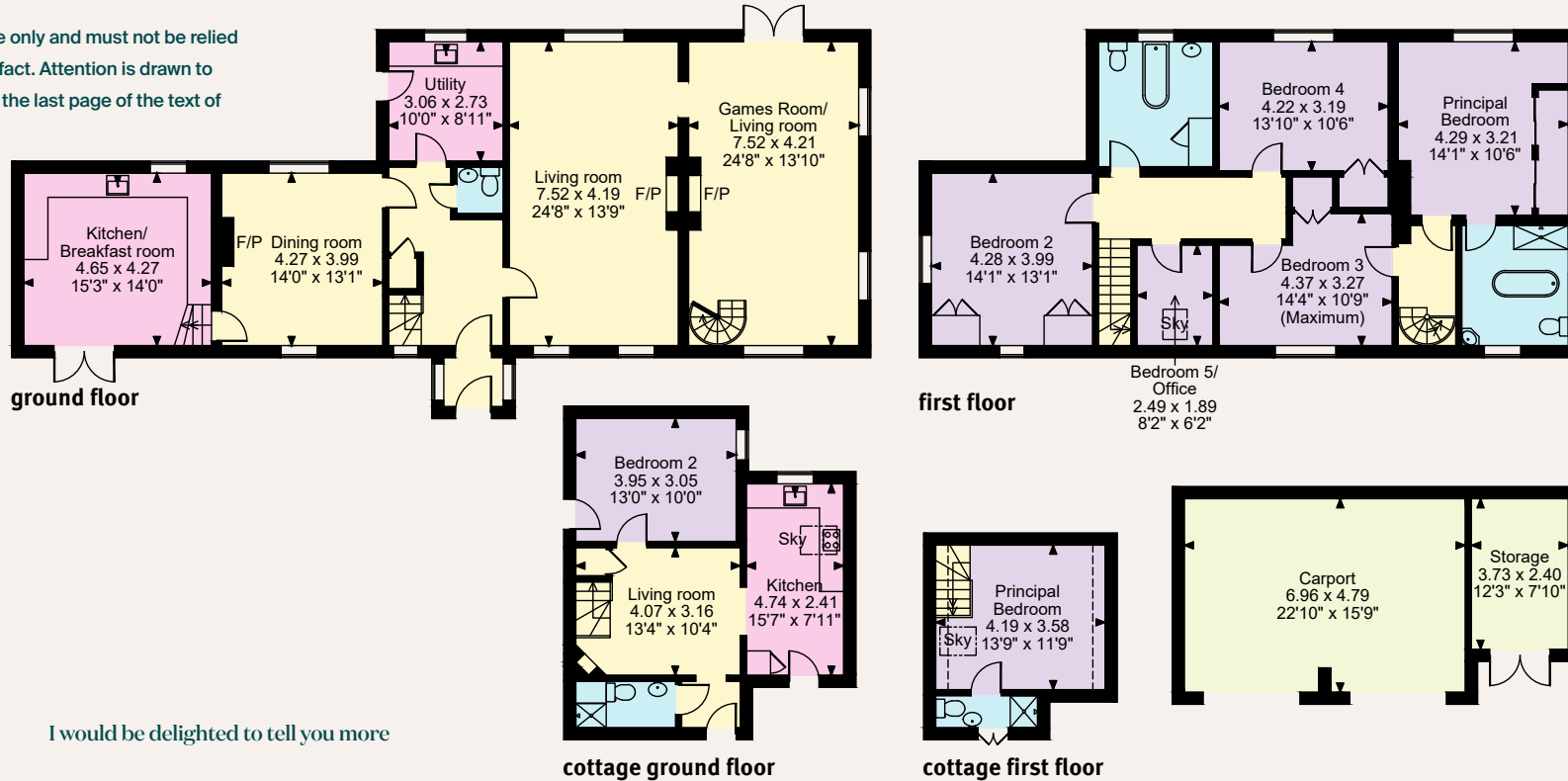
Carport & Storage: 43 sq.m / 461 sq.ft

Cottage: 58 sq.m / 622 sq.ft

Total Area: 332 sq.m / 3,578 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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