

APPERLEY COURT

APPERLEY, GLOUCESTERSHIRE





APPERLEY COURT

APPERLEY, GLOUCESTERSHIRE

London 100 miles | Birmingham 53 miles | Cheltenham 8 miles | Tewkesbury 5 miles | M5 (J9 N&S) 6 miles
(All distances 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, set within 161 acres of glorious Gloucestershire countryside’

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 and 3 further bathrooms

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

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

Gardens and mature grounds with numerous specimen trees

The Farm - Modern range of farm buildings | Woodland and farmland adjoining the River Severn

In all about 161 acres (65.15 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.





FLOOR PLAN

Approximate Gross Internal Floor Area:

Main House - 2,006 sq m (21,594 sq ft)

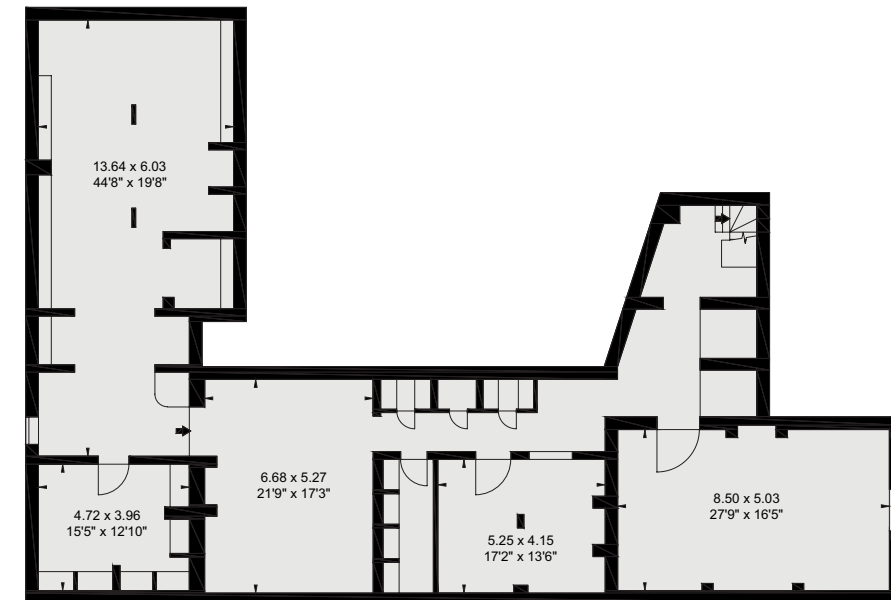
Cottage - 97 sq m (1,044 sq ft)

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

Total - 3,001 sq m (32,304 sq ft)

(Including restricted head height / excluding void)

For identification only, not to scale.



Cellar



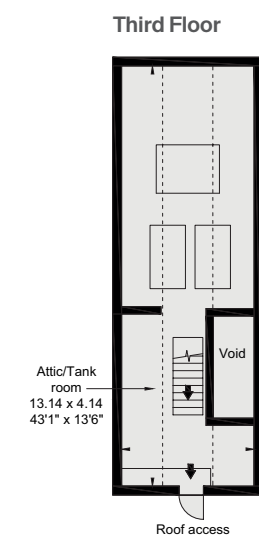
Ground Floor



First Floor



Second Floor



Third Floor

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.

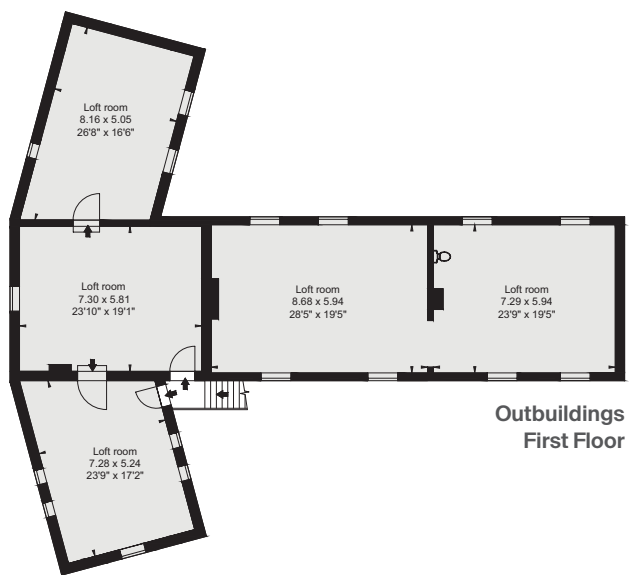
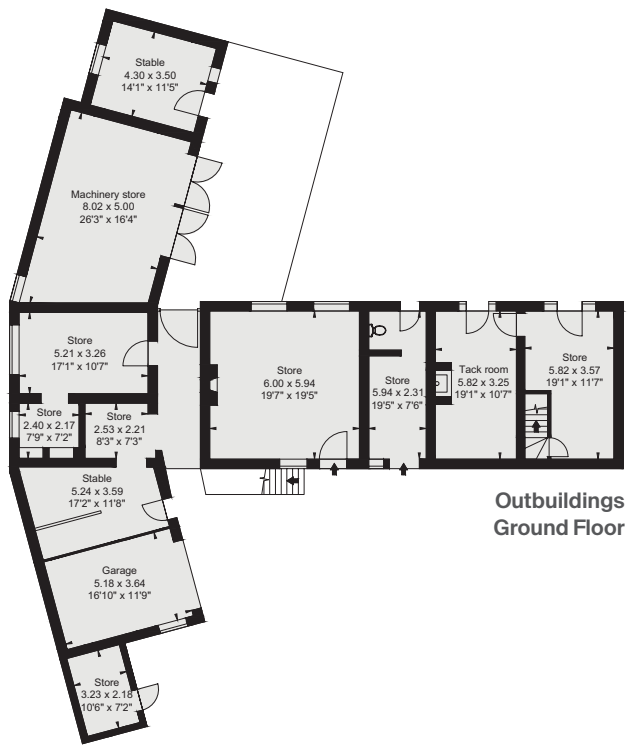
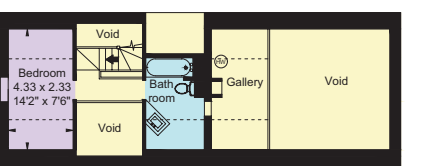
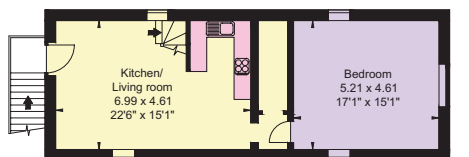


THE OUTBUILDINGS

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



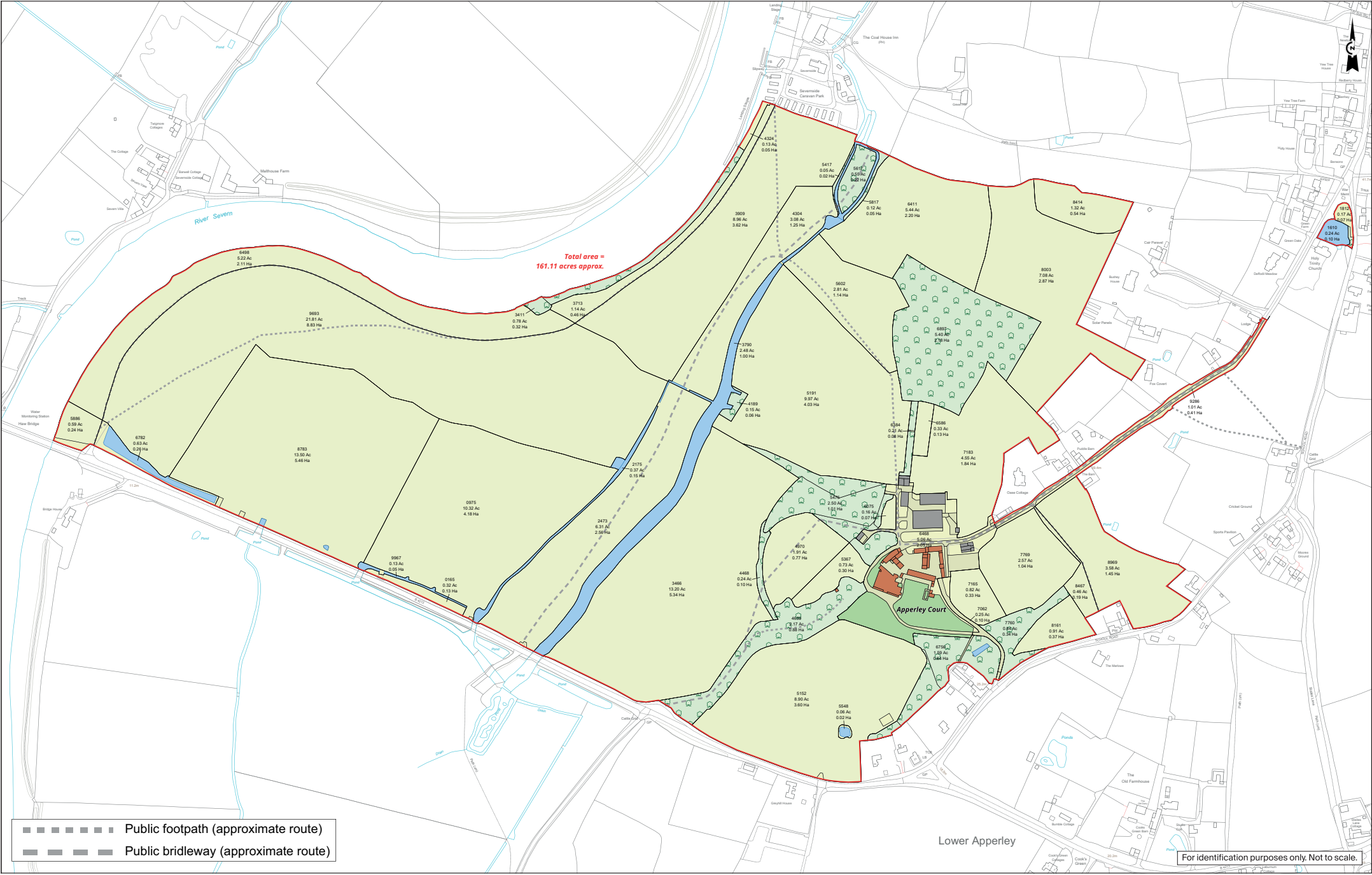
THE FARM

Situated to the north of the main house and the traditional outbuildings is an extensive and well-maintained range of modern agricultural buildings. These structures offer generous and flexible space, ideally suited to support the requirements of the current farming operations. In addition to their existing agricultural use, the buildings present a wealth of potential for alternative purposes.

Subject to obtaining the necessary planning permissions, the site could be transformed into a substantial equestrian facility, offering stabling, training arenas, and associated amenities. Alternatively, the space may be suitable for conversion into small business units, ideal for light industrial or commercial use. There is also the possibility for residential development, which, with appropriate approval, could provide an exciting opportunity for expansion or diversification of the property's use. The location, scale, and versatility of these buildings make them a valuable asset with considerable scope for development.



BOUNDARY PLAN



PROPERTY INFORMATION

TENURE

Freehold.

SERVICES

Mains water, drainage and gas.

LISTING

Grade II listed.

LOCAL AUTHORITY

Tewkesbury Borough Council.

COUNCIL TAX BAND

Band H

DIRECTIONS

Postcode: GL19 4DH

What3words: playfully.award.replying



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. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated June 2025. Photographs dated July 2024. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of our representatives' names. If we use the term "partner" when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

© Designed & produced by Bespoke Brochures | bespokebrochures.co



Viewing strictly by appointment only.
Please contact:

Knight Frank - West Gloucestershire
103 The Promenade
Cheltenham
Gloucestershire GL50 1NW

Tom Banwell
+44 (0) 1242 246 951
tom.banwell@knightfrank.com

Knight Frank - Country Department
55 Baker Street
London
W1U 8AN

Christopher Dewe
+44 (0) 20 7861 1779
christopher.dewe@knightfrank.com

www.knightfrank.com

