

established 200 years

# Tayler & Fletcher



Applegarth, 1 Wyatt Court  
Shipton Oliffe, Cheltenham, GL54 4JA  
Guide Price £545,000



## Applegarth, 1 Wyatt Court Shipton Oliffe, Cheltenham, GL54 4JA

*An individual Cotswold stone village house with flexible accommodation with a ground floor kitchen, dining area and garden room, with a separate reception hall, study, cloakroom and double aspect sitting room. On the first floor there are three bedrooms and a bathroom together with a good sized level garden, parking and single garage.*

### LOCATION

Applegarth is set on the edge of the popular village of Shipton Oliffe conveniently located a just off the A40 and A436. The village has an active community centred around the Village Reading Room (Hall) with various clubs and events, together with St Oswalds Parish Church. The Frogmill Pub and Restaurant is set on the edge of the village, while the nearby village of Andoversford provides a shop, filling station, pubs and village primary school and Golf Club. There is Secondary Schooling at The Cotswold School at Bourton on the Water, whilst the regions major commercial and cultural centres of Cheltenham and Gloucester are within easy travelling distance, providing a comprehensive range of hospitals, shops and services as well as the various Cheltenham Festivals. The surrounding Cotswolds provide for a wealth of rural pastimes and leisure pursuits.

### DESCRIPTION

Applegarth comprises a substantial link detached Cotswold stone house that has been in the current ownership for many years. The bespoke accommodation provides flexible living space with a rear hall/utility, fitted kitchen, dining area and garden room to one side, with a step up to the main reception hall, with study and cloakroom off, and a good sized double aspect sitting room with french doors leading out to the rear courtyard garden. On the first floor there are three bedrooms and a family bathroom. There is a private courtyard garden to the rear and a good sized level garden and terrace to the front, with separate parking a single garage and store.

### Approach

Covered entrance with outside light and solid timber door to:

### Hall

With painted timber door to below stairs storage cupboard and painted timber door to:

### Cloakroom

With low level WC with timber seat, corner wash hand basin with built in cupboard below and opaque double glazed casement to front elevation.

From the hall, painted timber door to the:

### Study

With double glazed casement window to front elevation. Coved ceiling.

From the hall, painted timber door to:

### Sitting Room

With double aspect with double glazed french doors leading out to the rear terrace and garden and a pair of double glazed casements to either side of the fireplace. Open fireplace with stone surround and timber mantle over. Coved ceiling and dado rail.

From the hall, timber door through to the:

### Staircase Hall

With stairs rising to the first floor and a step down to the:

### Kitchen/Breakfast Room

With fitted kitchen comprising granite worktop with Belfast sink with chrome mixer tap and tiled splash back. Four ring Zanussi hob, range of below work surface cupboards and drawers and built in Bosch dishwasher. Range of eye level cupboards and extractor over hob, three quarter height units to one side with built in AEG oven and grill, built in drawers below and cupboards above. Wide double glazed casement window to front elevation, recessed plinth lighting and a pair of double glazed french doors leading through to the:





### Garden Room

With tiled floor, dwarf walls with double glazed casements over and part exposed stone walls. uPVC double glazed french door leading out to the rear courtyard and garden.  
From the kitchen/breakfast room, painted timber door through to the:

### Utility Room

With built in cupboards, oil fired Potterton central heating boiler and double glazed casements to the garden room. Further built in storage. Separate solid timber door leading to the side passageway and steps out to the car parking and garaging area.  
From the staircase hall, stairs with timber handrail rise to the:

### First Floor Landing

With access to roof space and painted timber door to airing cupboard with pressurised hot water cylinder and pine slatted shelving. Painted timber door to:

### Bedroom One

With double glazed casement to front elevation.

### Bedroom Two

With double aspect with double glazed windows to side and rear elevations. Extensive range of mirror fronted built in wardrobe cupboards, vanity unit and side tables. Built in chest of drawers.

From the landing, painted timber door to:

### Bedroom Three

With painted timber door to built in wardrobe with hanging rail and shelving over. Wide double glazed casement window overlooking the rear of the property.

From the landing, painted timber door to:

### Bathroom

With matching suite comprising paneled bath with mixer tap with handset shower attachment and separate shower over, glazed shower screen and low level WC with timber seat. Pedestal wash hand basin, fully tiled walls and opaque double glazed casement to front elevation. Heated towel rail.

### OUTSIDE

Applegarth is approached via a communal parking area and path leading to the front garden with wrought iron gate. With a front paved terrace with a subdividing hedge leading

to the principal gardens to the front of the house with a number of mature apple trees, shrubs and plants. In turn from the terrace is the covered entrance to the front door. Set to the side a separate access leads to the rear of the property with a solid timber door back in to the utility and a pathway continuing past to a separate gate for the rear courtyard garden.

Set separately is a shared parking area with designated parking for Applegarth with a SINGLE GARAGE with double timber doors under a slate roof and separate storage area with secure store.

### SERVICES

Mains Electricity, Water and Drainage are connected. Oil-fired central heating.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX

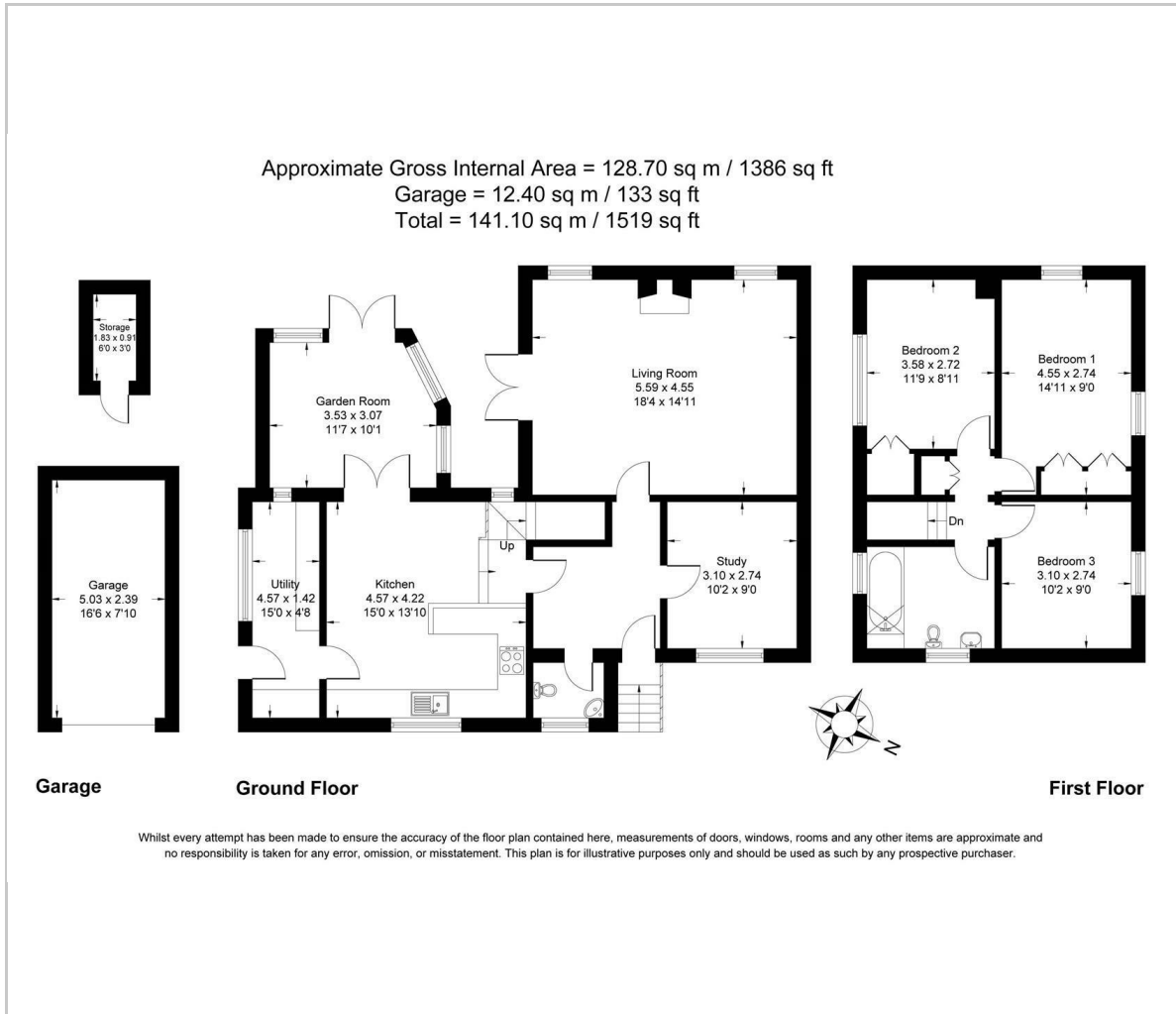
Council Tax band E. Rate Payable for 2024/ 2025: £2,631.30.

### DIRECTIONS

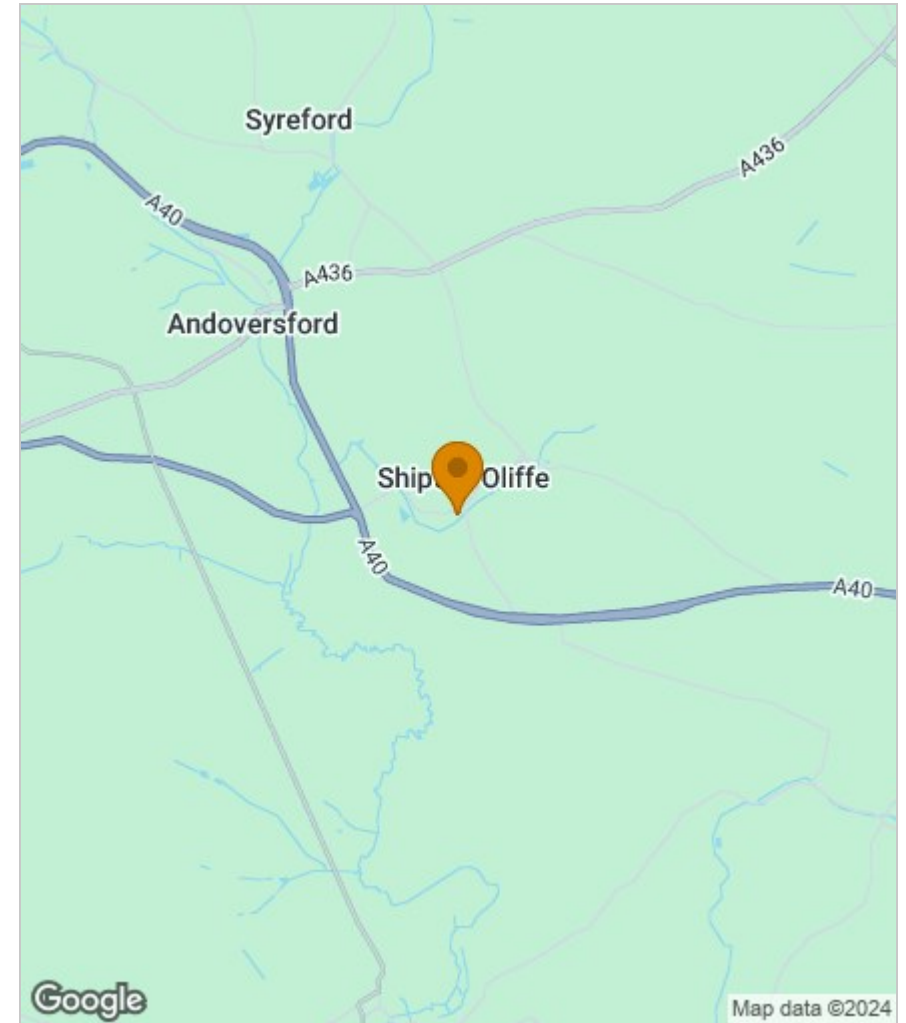
From Bourton-on-the-Water take the A436 South to Northleach, turning right towards Cheltenham on the A40. Pass Hazleton and continue along the Dual Carriageway section dropping down the hill. At the traffic lights where the Gloucester Road bears off to the left, turn right signposted to Shipton 1/2 Mile. Proceed in to the village and Applegarth will be found on the right hand side, with the parking and garaging accessed by turning right by the telephone box and immediately right in to the parking forecourt to the rear of the properties.

What3words ///gifted.signed.comment

## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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