



DIRECTIONS

From our Chepstow office proceed along the A48 heading towards Lydney, taking the left hand turn at the Wyvern Garage, proceed along this country lane passing a farm on your left hand side, Apple Tree Cottage will be found on your left. If you pass the split in the road you have gone too far.

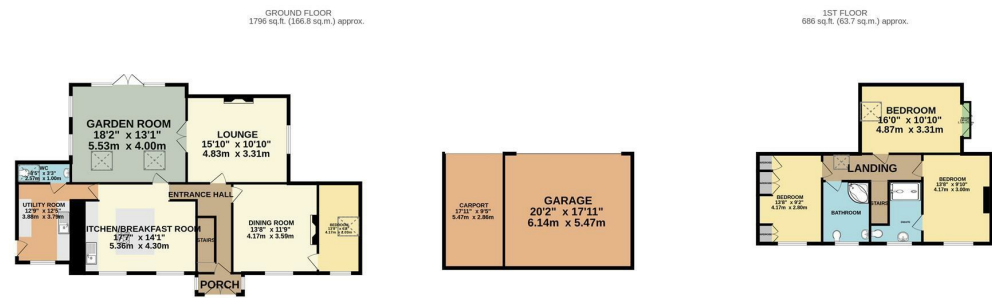
SERVICES

Mains electricity and water. Private drainage to septic tank. Oil fired central heating.

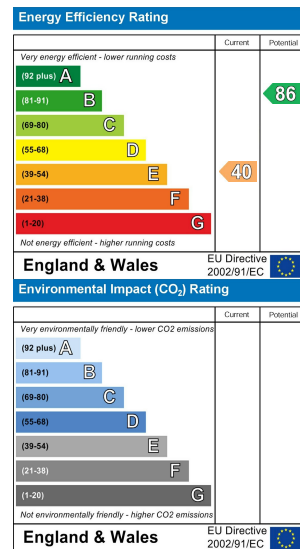
Council Tax Band F

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TOTAL FLOOR AREA: 2481 sq.ft. (230.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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APPLE TREE COTTAGE HIGH WOOLASTON, WOOLASTON, GLOUCESTERSHIRE, GL15 6PX

4 2 4 E

£715,000

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DISCLAIMER
 These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
 As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
 2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Situated in a desirable semi-rural location affording the most attractive far-reaching views over surrounding countryside and towards the Severn Estuary, Apple Tree Cottage is a delightful four-bedroom country residence occupying a sizeable level plot approaching half an acre and affording deceptively spacious and versatile accommodation to suit a variety of requirements. The well-planned layout briefly comprises entrance hall, open plan kitchen/breakfast/family room, lounge, sitting room, dining room, utility, WC/cloakroom and a further flexible room currently utilised as a fourth bedroom. To the first floor there are three double bedrooms (one with en-suite) as well as a family bathroom. Further benefits include beautifully landscaped mature gardens and grounds, detached double garage offering fantastic further potential (subject to necessary consent) and a gated sweeping private driveway which leads to an extensive parking area.

Conveniently located within easy reach of the A48 in Gloucestershire within a 10-minute (5 mile) drive of Chepstow and 14 miles of the M4/M5 Interchange and offers easy access to the regional centres of Bristol, Cheltenham, Gloucester, Cardiff and Newport with excellent rail links to Birmingham and London.

OUTSIDE

To the front of the property there is gated pedestrian access leading to a front garden area which in turn leads to the front entrance. The property benefits access to either side which leads into the rear garden. The rear garden really is a joy to walk around and comprises a sizeable patio area accessed directly off the main lounge, steps lead up to a path which leads onto a further terrace area providing an ideal space for dining, entertaining and relaxing. The majority of the grounds are laid to lawn and offer either a blank canvas for the garden enthusiast or indeed a safe and sufficient area for children to play. A gated driveway from the side leads to an extensive parking area and detached double garage with a lean-to wood store. The garage boasts an electric door and has power and light connected. There is excellent potential to develop the garage into further uses, if desired, subject to the necessary consent. The gardens are beautifully landscaped, enjoying much privacy and given the healthy size of the grounds, will no doubt appeal to a wide variety of markets.

SERVICES

Mains electricity and water. Private drainage to septic tank. Oil fired central heating.



BEDROOM 3

4.17m x 2.80m (13'8" x 9'2")

A double bedroom fitted with a range of wardrobes and storage cupboards. Window to front elevation.

FAMILY BATHROOM

A generous size and comprising a corner bath with shower over, wall mounted wash hand basin with mixer tap and low level WC. Heated towel rail. Fully tiled walls and flooring. Frosted window to front elevation. Loft access point.



GROUND FLOOR

ENTRANCE HALL

Door to front elevation leading to a welcoming entrance hall. Stairs to first floor.

KITCHEN/BREAKFAST/FAMILY ROOM

5.36m x 4.30m (17'7" x 14'1")

A very generous open plan contemporary room with an extensive range of fitted base and eye level storage units with wood work surfacing over and tiled splashbacks. Feature island providing additional storage and entertaining breakfast space. Inset one and a half bowl sink with drainer. Fitted appliances include dishwasher, four ring electric hob and oven/grill. Space for a family sitting area. Attractive exposed beams. Windows to front elevation offering open views, one featuring a window seat. Tiled flooring. Access to :-

UTILITY ROOM

3.88m x 3.79m (12'8" x 12'5")

A spacious and very useful room fitted with a range of storage units with wood work surfacing and tiled splashbacks. Inset ceramic one and a half bowl sink with drainer and mixer tap. Space for full height fridge/freezer and washing machine. Door to side elevation and window to front. Door to :-

WC/CLOAKROOM

Comprising low level WC and wash hand basin.



GARDEN ROOM

5.53m x 4.0m (18'1" x 13'1")

A sizeable reception room enjoying a vaulted ceiling with two Velux windows. Two full height windows to the rear elevation enjoying views over the beautiful gardens and French doors leading to rear patio area. Solid wood flooring. Double doors to :-

LOUNGE

4.83m x 3.31m (15'10" x 10'10")

Another generous reception room with window to side elevation enjoying garden views. Solid wood flooring. Feature exposed brick fireplace with hearth and free standing wood burner.

DINING ROOM

4.17m x 3.59m (13'8" x 11'9")

A versatile reception room currently used as a formal dining room. Attractive half wall panelling. Solid wood flooring. Feature fireplace with free standing wood burner. Window to front elevation. Door leading to:-

BEDROOM 4

4.17m x 2.03m (13'8" x 6'7")

Comprising a comfortable bedroom with a double aspect to the front and side elevations, providing versatile use, could be utilised as a home office or a hobby room but currently used as a fourth bedroom.



FIRST FLOOR STAIRS AND LANDING

Providing access to all first floor rooms.

PRINCIPAL BEDROOM

4.87m x 3.31m (15'11" x 10'10")

A double bedroom enjoying a double aspect to the front and side elevations enjoying views across the gardens. Double doors opening to a Juliette balcony. Solid wood flooring.

BEDROOM 2

4.17m x 3.0m (13'8" x 9'10")

A generous double bedroom with window to front elevation enjoying far reaching views towards the Severn Estuary. Door to:-

EN-SUITE SHOWER ROOM

Comprising a modern suite to include double width shower cubicle with mains fed shower over, low level WC and wash hand basin. Heated towel rail. Part tiled walls. Window to front elevation.

