



R B WALTERS
ESTATE AGENTS



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*Severn Way, Apperley,
Gloucestershire, GL19 4DA.*

£400,000

Wake up to stunning far reaching views across the exceptionally large rear garden and enjoy the peaceful tranquillity of village life.

The property is located in the beautiful village of Apperley and is easily accessible to Gloucester, Cheltenham and Tewkesbury and enjoys an attractive frontage where there is parking for several cars. On the ground floor is a good size lounge with a conservatory to the rear overlooking the gardens. There is also a generous size kitchen, WC and utility room outside. The first floor has 3 bedrooms, all within stunning views towards the Cotswold Hills, and a bathroom. The rear garden is of particularly good size and offers a wealth of privacy. There is a good size decked area ideal for al-fresco dining and an area of lawn, various workshops, potting sheds and a greenhouse. There is also an outside store.

The property is within walking distance of Deerhurst C of E primary school (OFSTED outstanding) and the village has a vibrant community feel, village pub, church and abundance of attractive countryside walks.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Entrance Hall

Living Room

17' 7" x 10' 2" (5.36m x 3.10m)

Conservatory

14' 8" x 13' 9" (4.47m x 4.19m)

Kitchen

13' 6" x 7' 10" (4.11m x 2.39m)

Inner Hallway

WC

4' 4" x 2' 7" (1.32m x 0.79m)

First Floor Landing

Bedroom

13' 6" x 9' 5" (4.11m x 2.87m)





Bedroom
10' 11" x 9' 4" (3.32m x 2.84m)

Bedroom
9' 1" x 6' 8" (2.77m x 2.03m)

Bathroom
6' 3" x 5' 4" (1.90m x 1.62m)

Outside

Driveway Parking for Several Cars

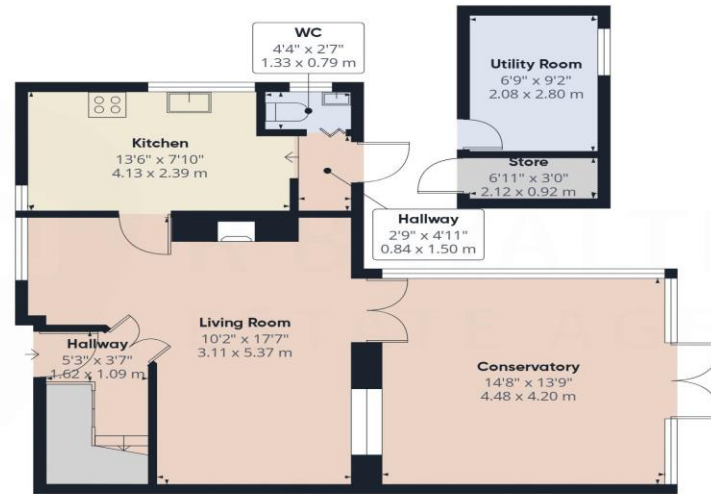
Rear Garden

Outside Utility Room
9' 2" x 6' 9" (2.79m x 2.06m)

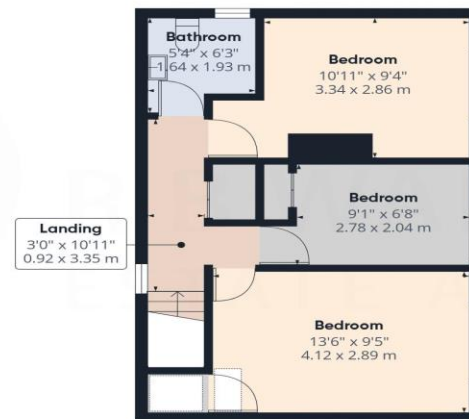
Storeroom
6' 11" x 3' 0" (2.11m x 0.91m)



Various Sheds, Potting Sheds, Workshop and Greenhouse



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1066 ft²
98.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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