



THE MARLOWE

Apperley, GL19 4DJ



SCHOOL ROAD, APPERLEY, GLOUCESTERSHIRE, GL19 4DJ

Set high on the hill with captivating views, a substantial detached family home set in grounds that extend to approximately 2.63 acres.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Services: Gas fired central heating to radiators and all mains services are connected. Gigaclear Fibre Broadband.

Tewkesbury 5 miles, M5 Junction 9 (N&S) 6 miles, Cheltenham 8 miles, Oxford 55 miles, Bristol 43 miles, London 100 miles (Distances approximate).

Guide Price: £1,200,000



THE PROPERTY

Set in a generous plot of over two and a half acres, The Marlowe is a generous family home that dates to about 1916. Occupying an elevated position, the house sits on the brow of a hill with a south facing aspect overlooking the garden and paddock with views stretching over the Severn Vale, towards the Cathedral City of Gloucester and beyond to the Cotswold escarpment.

The property offers generous and highly versatile accommodation arranged over three floors, extending to approximately 2,922 sq ft internally, with total floor area of around 3,347 sq ft including the single garage and outbuildings.







LIVING AND ACCOMMODATION

The ground floor is arranged around three well-proportioned reception rooms that include a sitting room, drawing room and dining room, all enjoying good natural light and providing excellent space for both family living and entertaining. The kitchen is a practical space towards the front of the house and is complemented by a separate utility room, creating an efficient arrangement for everyday use.

The first floor comprises four bedrooms and three bathrooms. Two of the bedrooms have en-suite shower rooms and enjoy the southerly views. The other two first floor bedrooms share a family bathroom whilst on the second floor, there are two more bedrooms, access to extensive eaves storage and a WC.







OUTBUILDINGS AND GROUNDS

A brick built single garage and a range of timber framed outbuildings provide further versatile spaces, offering potential for a variety of ancillary uses subject to individual needs.

The property stands within approximately 2.63 acres of grounds, laid predominantly to lawn, dotted with fruit trees and with established boundaries, creating a private and attractive rural setting with scope for recreation and further landscaping. There are no public rights of way crossing the property.



The Marlowe



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Title
The Marlowe

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(Including Outbuildings)

Total Approximate Gross Internal Area = 271.5 sq m / 2922 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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