



## Appletree House

Sedgeberrow, WR11 7UB

Andrew Grant

# Appletree House

Winchcombe Road, Sedgeberrow, WR11 7UB

**4 Bedrooms   3 Bathrooms   2 Reception Rooms**

Brand new detached home within an exclusive village development, offering spacious living, four bedrooms, a sunny garden, ample parking and views over the Cotswold Hills.

- One of just four bespoke homes, this detached residence combines rural charm with modern comfort, with underfloor heating throughout the ground floor.
- Highlights include a high specification kitchen/diner with island, two reception rooms, en suites to two bedrooms, Roca sanitaryware in all bathrooms, Karndean flooring throughout, and Porcelanosa tiles.
- A generous rear garden enjoys a sunny aspect with a patio for summer dining and a level Rolawn turfed lawn.
- To the front, a wide gravelled drive offers extensive parking and a welcoming approach, while a glass canopy shelters the entrance.
- Situated in Sedgeberrow near the Cotswolds, the home is handy for local amenities, schools and road links.

Appletree House is a brand new detached home forming part of a select development of four individually designed properties in Sedgeberrow. Arranged over two floors, the layout delivers a generous living room with wood burner, a stylish kitchen/dining room with island and doors to the garden, plus a utility and cloakroom. Four double bedrooms occupy the first floor together with a family bathroom; the principal and second bedrooms each enjoy a contemporary en suite. The property also benefits from an MVHR (mechanical ventilation with heat recovery) system for enhanced energy efficiency and air quality. Outside, ample parking lies to the front, while the sunny rear garden provides level lawn and patio.

**2002 sq ft (186 sq m)**





## The kitchen and dining room

Occupying the rear of the home, the kitchen/dining room provides a sociable setting for both everyday living and entertaining. A central island, finished with a high-quality quartz worktop, incorporates an induction hob, breakfast surface, wine rack and wine cooler, while shaker-style cabinetry is complemented by integrated Bosch double ovens. Triple bi-fold doors and side windows open out to the terrace and garden, and an adjoining utility room offers additional storage along with a secondary sink.

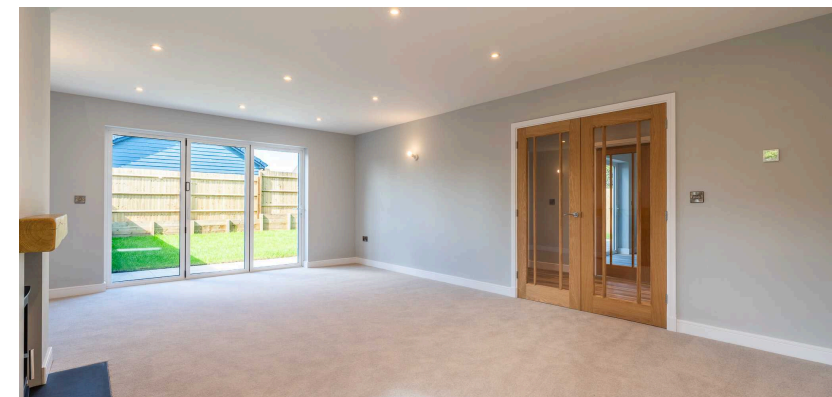


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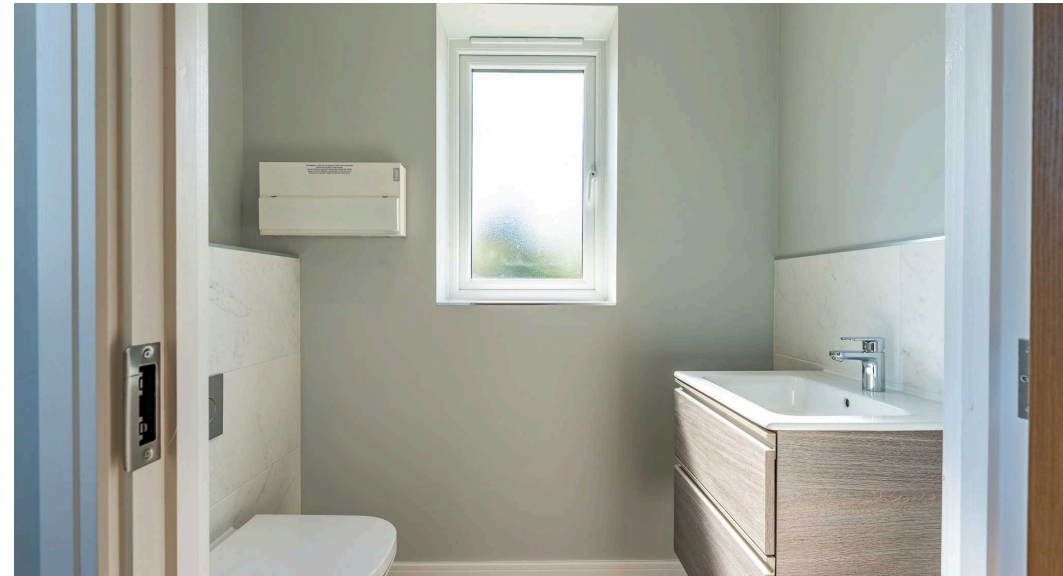
## The living room

The living room is arranged for relaxed family time and formal occasions. A wood burner sits beneath a timber mantel, creating a cosy focal point. Glazed double doors lead from the hall, and triple bi-fold doors give direct access to the garden for outdoor gatherings.





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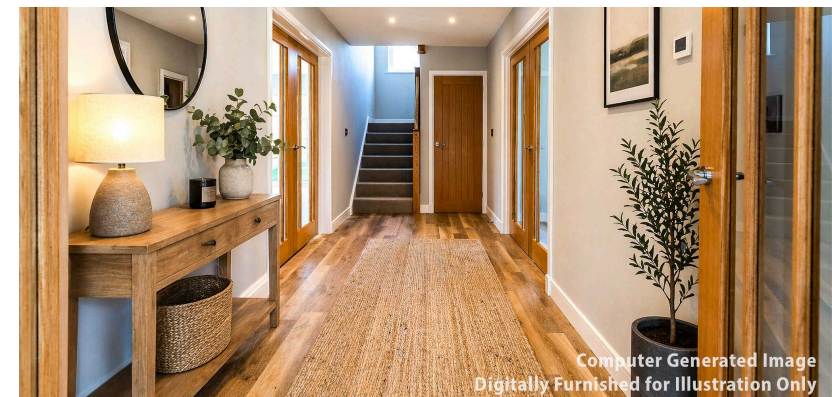
## The utility rooms and cloakroom

Off the kitchen, a versatile utility area has space to house appliances and provides additional work surfaces. A further utility off the entrance hall offers additional space and an additional sink. The adjoining cloakroom is fitted with a wall hung vanity unit and concealed cistern WC, complemented by contemporary tiling and a frosted window.



## The hallway

A welcoming hall forms the heart of the ground floor, linking reception rooms and the cloakroom. An oak staircase with glass balustrade rises to the first floor. Glazed double doors open into the living room and kitchen/diner, and there is useful storage under the stairs.



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## The primary bedroom

The principal bedroom offers a calm retreat on the first floor. A wide front window frames views over the village and fields. There is ample space for wardrobes and a door to the en suite shower room.





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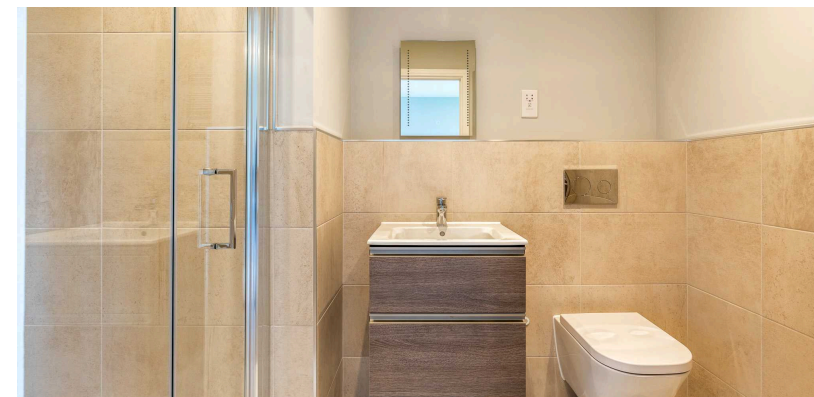
## The primary en suite

The en suite serving the principal bedroom is finished in stylish neutral tiling. A glass screened shower enclosure with chrome fittings provides a luxurious start to the day. A wall mounted vanity with storage, concealed cistern WC and heated towel rail complete the specification.



## The second bedroom and en suite

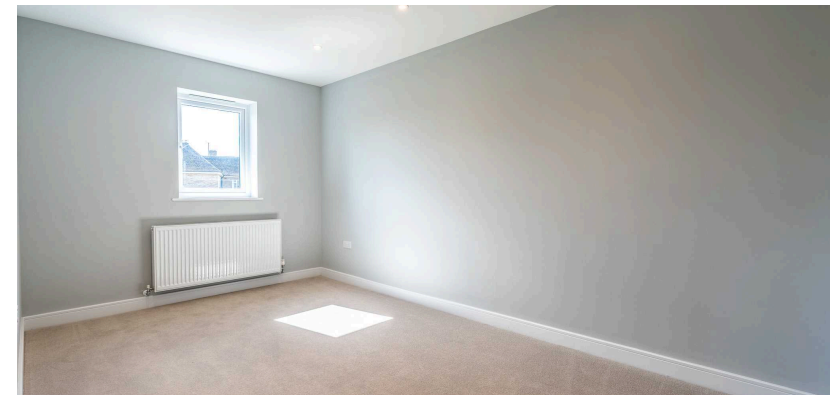
The second bedroom is another generous double, ideal for guests or family. It enjoys an outlook to the rear and its own door to a private shower room. The floor space allows for freestanding furniture or a study area. The second en suite continues the contemporary theme. A fully tiled shower cubicle with rainfall and handheld heads is paired with a sleek vanity unit. A concealed cistern WC and illuminated mirror finish the room.





## The third and fourth bedrooms

The third bedroom is a comfortable double that would suit children or guests. A rear facing window brings a pleasant outlook. A ceiling hatch provides loft access and there is ample wall space for wardrobes. The fourth bedroom completes the sleeping accommodation. Positioned to the front, it includes a window overlooking the development. This versatile room could serve as a study, nursery or guest room.





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## The bathroom

The family bathroom is fitted with high quality sanitary ware and tiles. A panelled bath with shower over and glazed screen offers options for bathing or a quick refresh. A wall mounted vanity with storage sits opposite the WC, while a vertical heated towel rail keeps towels warm.



## The garden

To the rear, a fully enclosed garden provides a safe space for children and pets. A paved terrace spans the back of the house, ideal for dining and barbecues, with a level lawn beyond. A side gate provides access to the front, and the garden enjoys a sunny aspect.





## The driveway and parking

The property is approached over a decorative gravelled drive at the front of the home. This wide area accommodates several vehicles and is edged by lawn and post and rail fencing. A paved path leads to the front door and a gate gives access to the rear garden.

## Location

Appletree House lies within a small, exclusive development just off Winchcombe Road, positioned on the edge of open countryside with far-reaching rural surroundings. The setting combines a sense of privacy with excellent accessibility, and is further enhanced by its proximity to the well-regarded Cotswold Designer Outlet, offering a wide range of retail and dining options within easy reach.

Nearby villages provide a variety of day-to-day amenities including farm shops, traditional inns and primary schooling, while the highly sought-after market towns of Broadway and Evesham offer a broader mix of independent boutiques, supermarkets and leisure facilities. The area is well connected, with convenient road links to Cheltenham and surrounding Cotswold destinations, while Evesham's mainline station provides direct services to Worcester and London.

The property enjoys a position that effectively borders the Cotswolds, placing it within immediate reach of some of the region's most celebrated countryside. An extensive network of footpaths and bridleways can be accessed nearby, making it particularly appealing for walking, cycling and outdoor pursuits.

## Services

Services are to be confirmed

**Broadband Speed:** Superfast broadband available. Download speeds up to 75 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

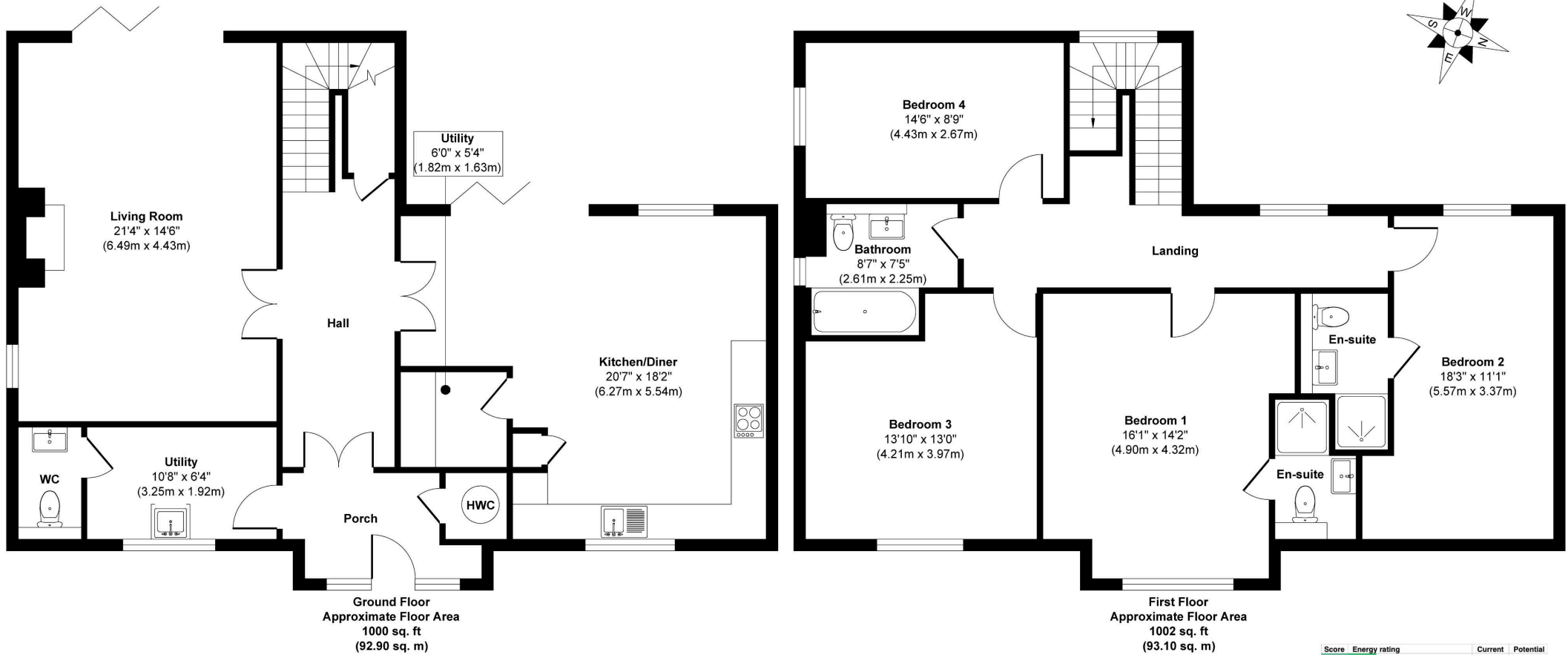
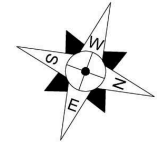
**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is to be confirmed



# Appletree House, Winchcombe Road, WR11 7UB



**Approx. Gross Internal Floor Area 2002 sq. ft / 186.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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