



APPLEGARTH

Churchdown, GL3



APPLEGARTH CHURCHDOWN

Set well back from the lane in the heart of the village, Applegarth is a delightful imposing family home situated in the middle of its plot (0.3 of an acre) with gardens to both the front and rear.



Local Authority: Tewkesbury Borough Council

Council Tax Band: F

Tenure: Freehold

Guide Price: £1,175,000



IMPOSING FAMILY HOME IN HEART OF THE VILLAGE

The property has been tastefully modernised and is presented in immaculate order throughout. Typical of the age of the house, it enjoys large well-proportioned rooms with high ceilings and a number of period features and fireplaces. Arranged over two floors, the accommodation extends to approximately 3,080 square feet (including the integral garage) and includes three large double bedrooms, one single room and two bath/shower rooms







Upstairs, there is a large and luxurious principal bedroom complete with an en suite shower room and a dressing area.

The second bedroom has a sink plumbed and wardrobes built in whilst bedrooms three and four both use a large family bathroom.



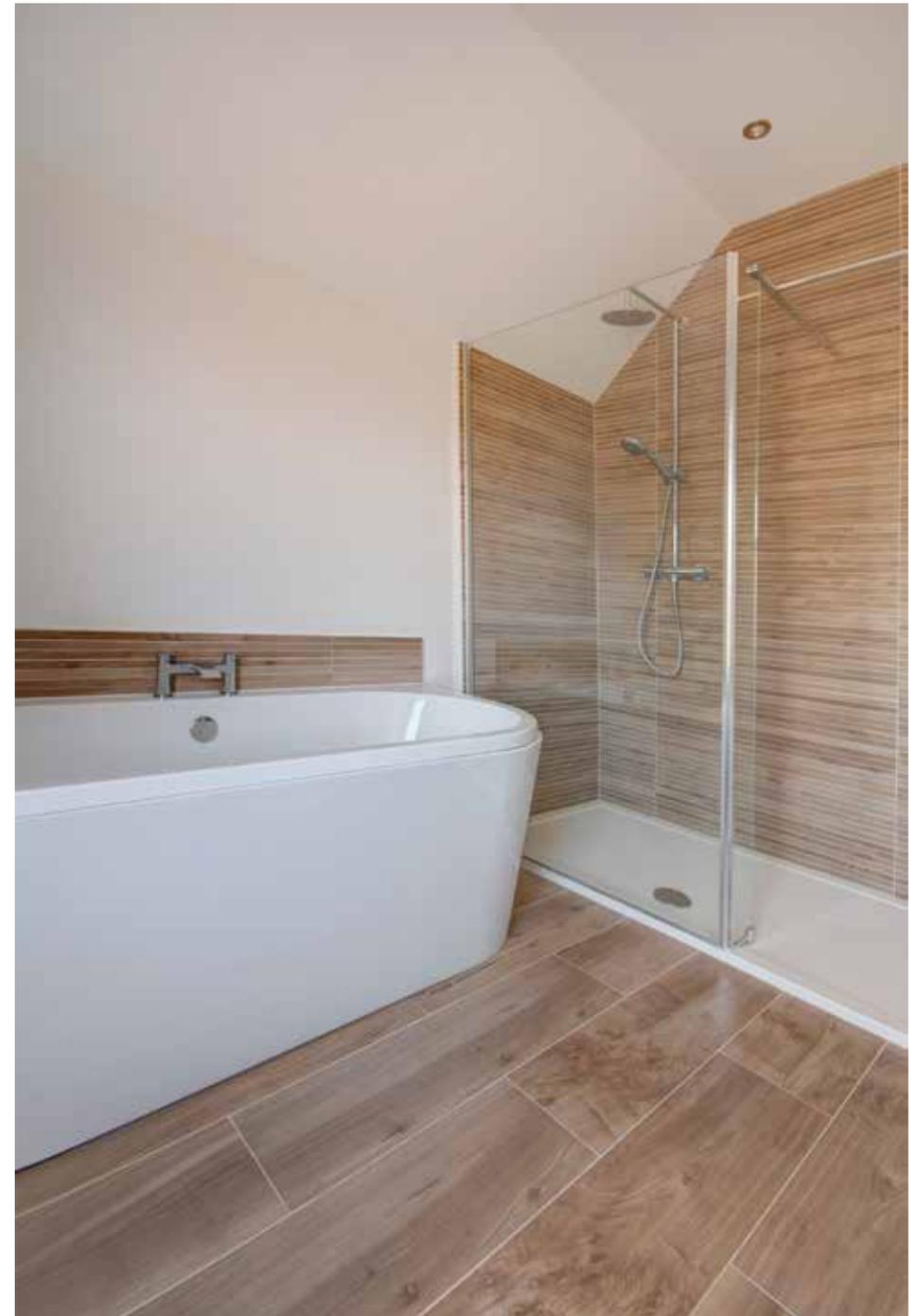
OUTSIDE

There is an integral double garage accessed via the utility room.

At the front of the house, the driveway and garden is enclosed by a mature hedge and gates that create good privacy as well as lots of parking. To the rear, the gardens have been thoughtfully landscaped to create a beautiful private space with specimen trees providing shade to a seating area that enjoys views across the garden towards the house. A large raised terrace also becomes a perfect entertaining/dining space. There is a pedestrian gate onto the neighbouring lane which gives convenient access for dog walking.

Services: All mains services are connected.

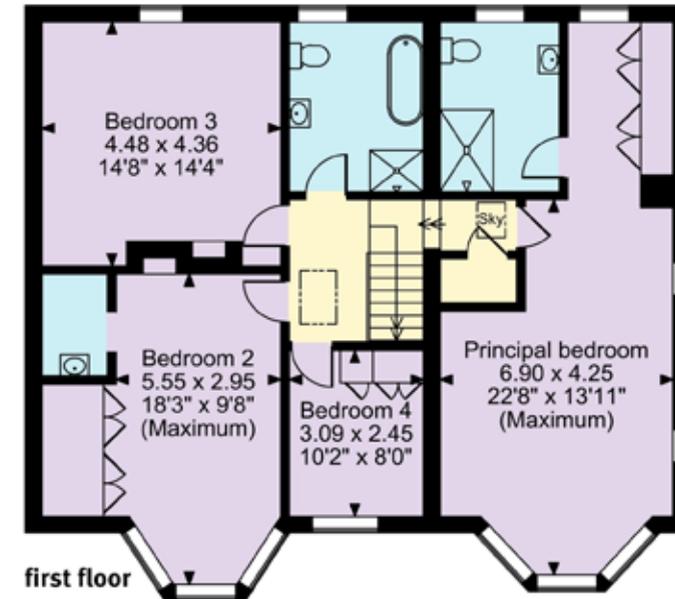
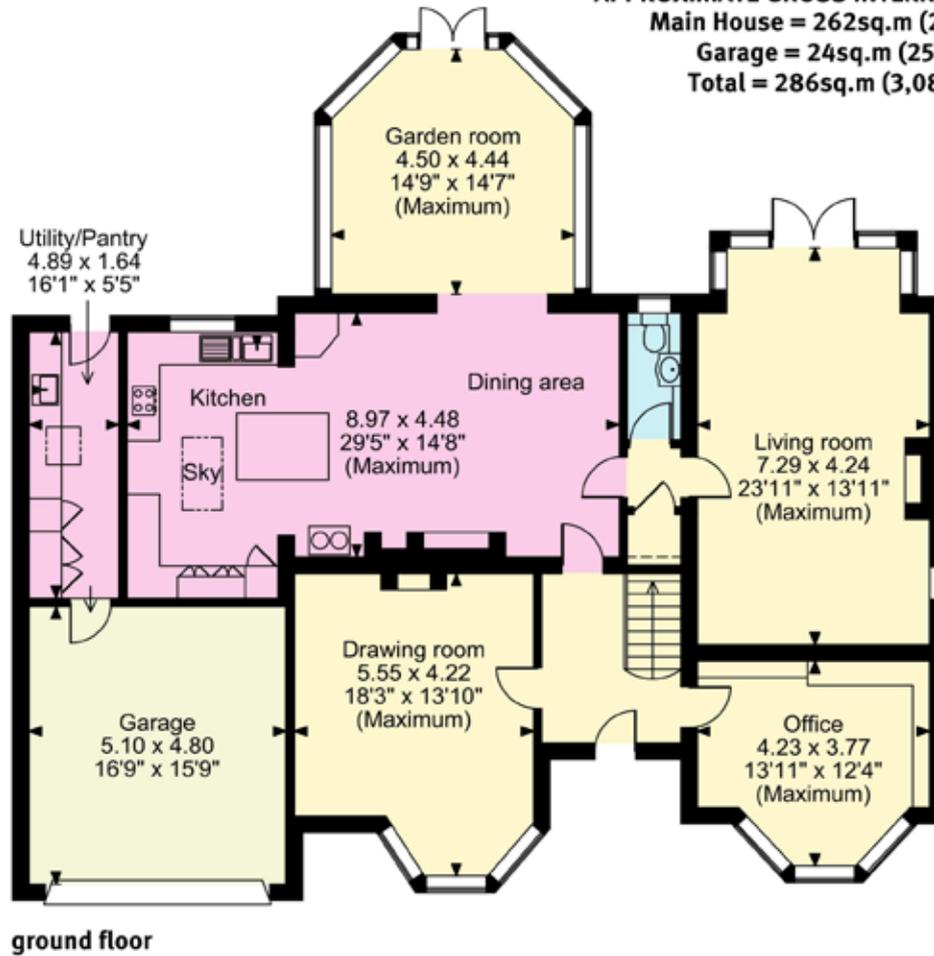
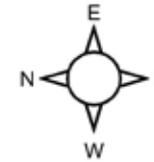
Planning permission: To be sited towards the front of the plot, looking back towards the house, Tewkesbury Borough Council have granted permission (03/05/2022) ref. 21/00216/FUL to erect a single storey workshop with a pitched tile roof and both a garage and pedestrian door. The planning had five years to run from the point it was approved.







Station Road, Churchdown, Gloucester
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 262sq.m (2,823sq.ft)
 Garage = 24sq.m (257sq.ft)
 Total = 286sq.m (3,080sq.ft)



Approximate Gross Internal Area 262 sq m / 2,823 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)

We would be delighted
to tell you more.

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