



BAY TREE HOUSE  
Deerhurst Road | Apperley | Gloucestershire | GL19 4BY

HUGHES **HS** SEALEY



# Welcome to... BAY TREE HOUSE

Welcome to Bay Tree House, a wonderful four double bedroom detached family home, which is in this highly sought after village. Constructed in 2019 by Bluegrove Homes, the property was completed to an exceptionally high standard and as such, anyone purchasing this home will have the luxury of being able to move straight in and enjoy the dwelling from the very first moment of ownership.

The property is known as an "upside down" house, meaning that from the front elevation the property looks like a bungalow, whilst to the rear the accommodation drops to a lower level, so providing the second floor. On the ground floor of Bay Tree House is a welcoming and spacious entrance, four double bedrooms, a family bathroom and access is gained to the integral garage.

Three of the four double rooms are located to the rear of the property,

each one benefiting from French doors onto individual Juliet balconies and as such, each of these rooms enjoys super, extended southeast facing views over neighbouring paddocks where horses can be found grazing and beyond to the wonderful backdrop of Cleeve Hill.

The principal bedroom enjoys a separate dressing area, complete with mirrored fitted wardrobes, which in turn leads into the en suite shower room. The guest bedroom also benefits from fitted wardrobes and a three-piece, en suite shower room. Both the principal bedroom and guest bedroom benefit from air conditioning.

To the lower level are two formal reception rooms, a kitchen/dining/family room that must be seen to understand how impressive a room it is, a separate utility room and finally a shower room.

The lower ground floor is heated by way of underfloor heating yet in the

impressive living room is a gas living flame fire, which provides a lovely focal point.

In the cinema room, speakers have been fitted to the ceiling, whilst a retractable screen also comes from the ceiling, so one can enjoy epic blockbuster films whilst hidden behind bi folding doors to the head of the room, the owners have created a super office space.

The open plan kitchen/dining/family room is a wonderful space with the kitchen enjoying a wealth of fitted units which sit alongside a host of integrated appliances to include wine fridge and dishwasher. The kitchen is completed by Quartz work tops, a mirrored splash back, air con unit, electric blinds (also found in the living room) and inset spotlights. To the head of the room, bi folding doors lead onto the expansive terrace.

































# Explore outside... BAY TREE HOUSE

To the rear is a wonderful maturing garden that features a large, paved terrace, ideal for alfresco dining, whilst steps lead down to the lawned area which is enclosed by fencing and maturing hedging.

## LOCATION

Bay Tree House sits the popular historic village of Apperley and is within walking distance of four local pubs. The village has a selection of local amenities with a thriving community, including a village hall, tennis court, children's playground, football pitch, cricket club, and an outstanding Ofsted Primary school with an attached Preschool. There is an excellent choice of nearby secondary schools which are state, private and there is a highly reputed choice of grammar schools.

The Medieval market town of Tewkesbury is approximately 4 miles away with a busy high street filled with shops, restaurants, and public houses along with a theatre, swimming pool and hospital. The M5 offers easy access north to Birmingham and south to Bristol airports and the M50 west to Monmouthshire and the Welsh borders.

The regency town of Cheltenham is famous for its racecourse, Cheltenham is the home of jump racing and hosts the Cheltenham Festival and Gold Cup every year; the city of Gloucester is also famous for its impressive Cathedral and historic docks – they are both approximately 6 miles and 8 miles away respectively offering an extensive range of amenities, transport connections, and leisure activities.

## KEY FEATURES

- An exceptional four double bedroom detached house, built in 2019
- Finished to a super specification, this is a property that is ready to move into and enjoy
- Driveway parking for three cars to the front plus attached garage with light and power
- Large, mature and enclosed garden to the rear featuring a paved terrace and lawns
- Stunning south east facing views over open countryside and beyond to Cleeve Hill
- Two formal reception rooms, these being the living room and the cinema room
- Exceptional kitchen/dining/family room that leads to separate utility and shower room
- Principal bedroom with dressing area, en suite shower room and Juliet balcony
- Guest bedrooms with fitted wardrobes, en suite shower room and Juliet balcony
- Two further double bedrooms
- A three-piece family bathroom completes the accommodation

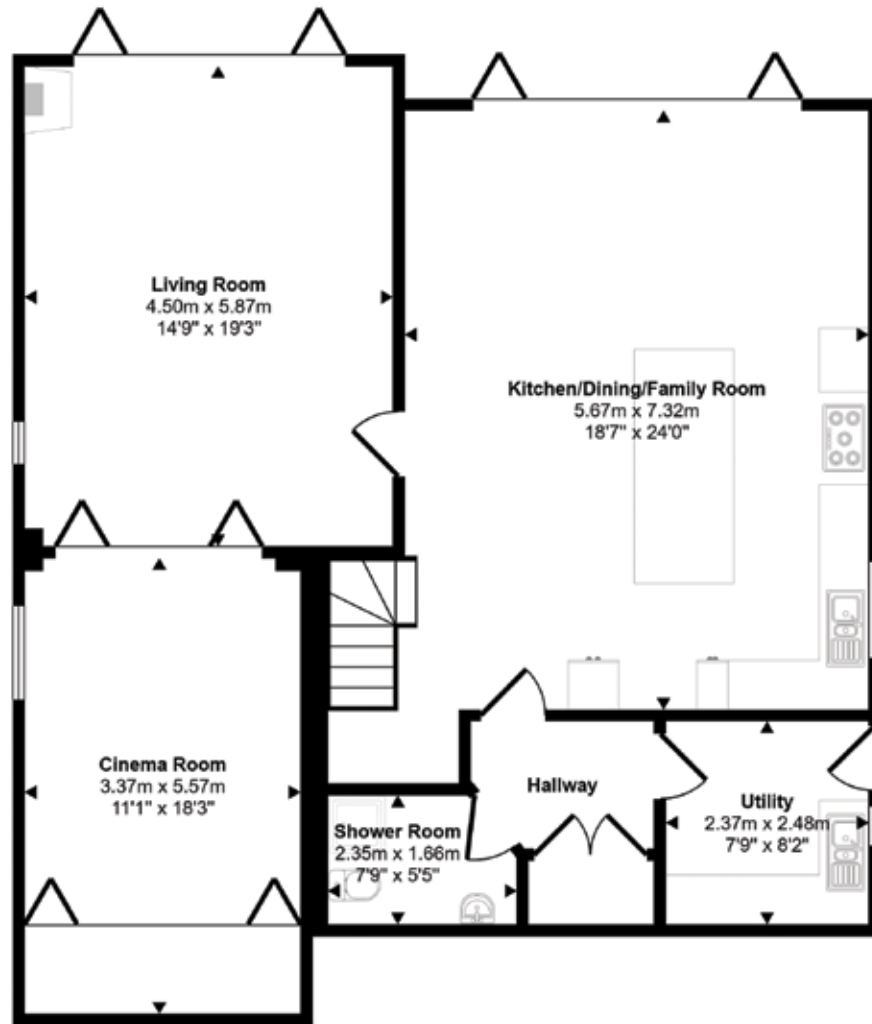
## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL19 4BY. The property can be located at the end of the road on your right hand side.

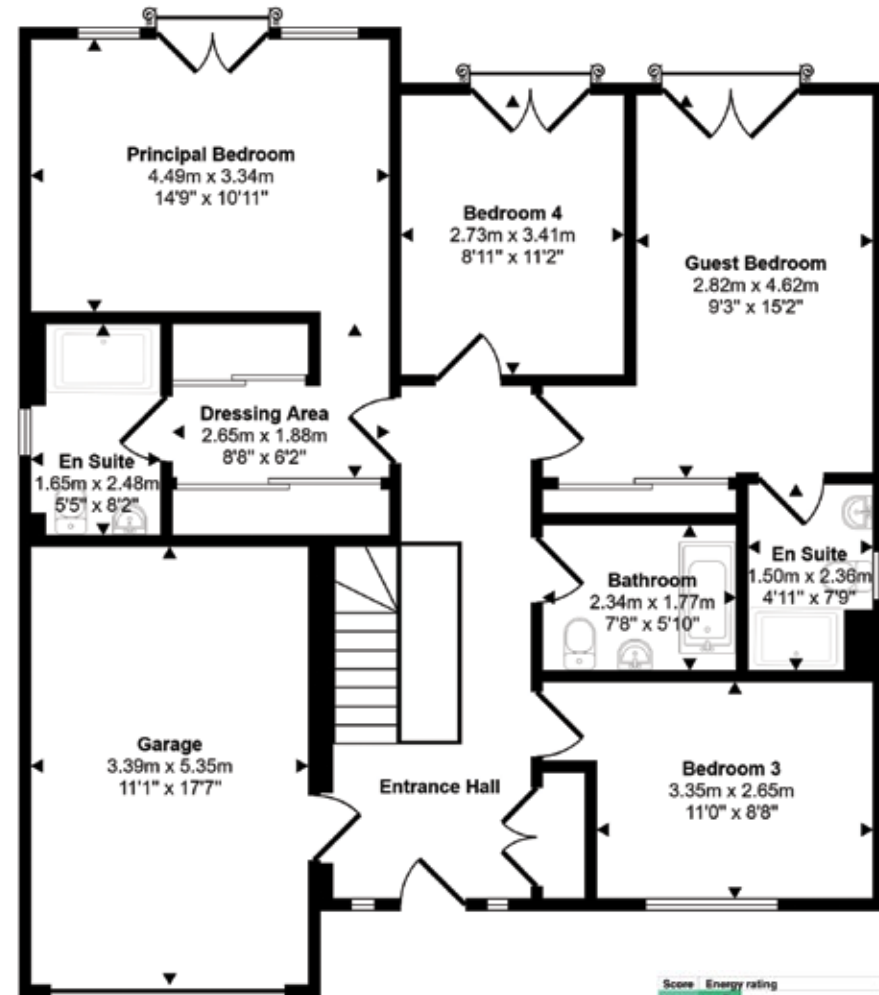




Approx Gross Internal Area  
216 sq m / 2328 sq ft



**Lower Ground Floor**  
Approx 109 sq m / 1169 sq ft



**Ground Floor**  
Approx 108 sq m / 1158 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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