



Apperley House  
Apperley | Gloucester | Gloucestershire | GL19 4DQ

# APPERLEY HOUSE



*A uniquely stunning Grade II listed Regency Period (1811-20) country family home, originally a 16th-century farmhouse. The Regency additions built for the Dowager to Apperley Court were chosen due to the superb location, enjoying a delightful outlook over the large, exquisite gardens with specimen trees and uninterrupted far-reaching views over the Cotswold escarpment, extensive garaging, and stables/outbuildings.*



# KEY FEATURES

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Apperley House is superbly located and perfectly placed, set back from the village green, in its own grounds with far-reaching views of the beautiful countryside. The property has a feeling of grandeur and elegance, the owners have taken great pride in retaining the original features and have sensitively and extensively enhanced the property over the years. This is truly a very special and tranquil family home with further potential to make use of the extensive outbuildings. The internal space offers over 7000 sq. ft with additional outbuildings including, a barn, coaching house and stables, store, and garage with inspection pit, standing in almost two acres of land.

## Ground Floor

The ground floor includes a delightful drawing room with high ceilings, ornate mouldings, a gorgeous fireplace, and elegant period features with French doors leading to the grounds at the front of the house. The Dining room benefits from similar features and leads through to a good-sized study/morning room, again overlooking the grounds to the front of the property. To the rear of the ground floor is a less formal area that consists of an open plan but still cosy sitting room with beautiful panelling and a wood burner. This leads into the dining room and then onto the kitchen/breakfast room with a four-door mains gas Aga, a walk-in store room, a laundry room, and a cloakroom. A newly constructed large orangery connects the spaces and looks out onto a well-designed sunny courtyard garden.

## First Floor

The elegance continues to flow into the first floor which comprises a master bedroom, which benefits from an ensuite, walk-in wardrobe, and breathtaking views over the garden and open countryside. Four further good-sized double bedrooms, a shower room, and a bathroom with Jack and Jill doors that is accessed from a landing and one of the bedrooms. On the second floor, there are two attic-style rooms.

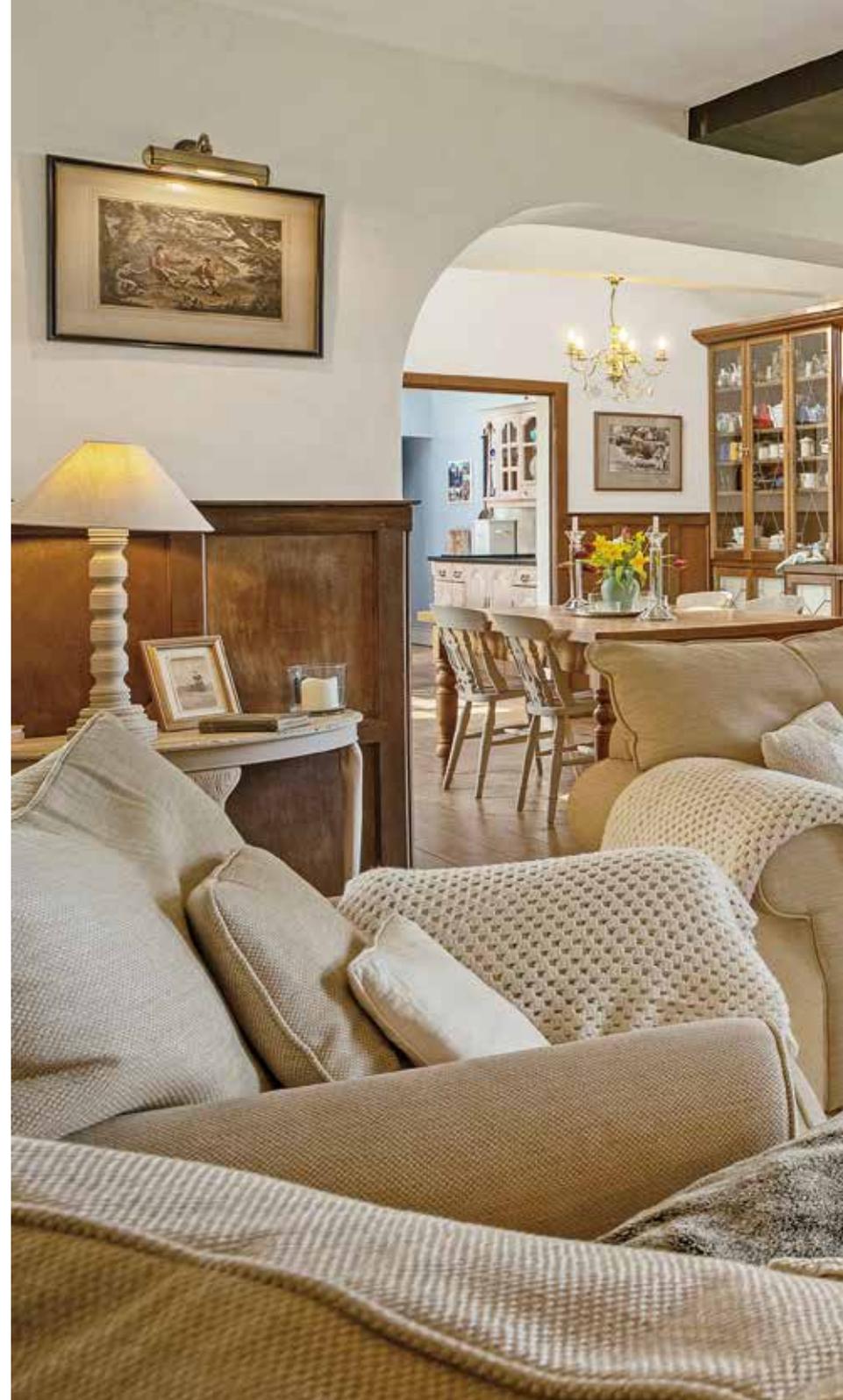








“It’s going to be a real wrench to leave Apperley House because it’s been a wonderful family home, but the children have flown the nest and so we need to downsize,” says the owner. “So in terms of what we’ll miss, definitely the space, but also this gorgeous setting and the superb sense of peace and privacy that we’ve enjoyed.”





# SELLER INSIGHT

“ Set within almost two acres of stunning gardens and grounds, and boasting far-reaching, uninterrupted views of glorious rolling countryside is Apperley House, an extremely handsome Grade II listed family home, the origins of which date back to the 16th century. The property enjoys a superb location close to the heart of the charming Gloucestershire village of Apperley, and is just a short drive from the bustling towns of Tewkesbury, Gloucester and Cheltenham.

“We bought the property back in 2000, and I suppose our main motivation for moving to the area was the convenience. Back then I was travelling a lot for work so being in relatively close proximity to Bristol and Birmingham Airports as well as the motorway networks was really important; being able to come home to the peace and tranquillity of this lovely little village was also a real bonus. We also wanted to be somewhere with good schooling, and the quality of the schools around here, both primary and secondary, is excellent so it's been a fantastic place to raise our family.”

“The house originally dates back to the 1500s when it would have been a rather more modest farmhouse, but it has evolved over time so it's now an exceptionally spacious home. It was chosen as the Dower House to Apperley Court, primarily due to its superb position and the magnificent views, so it's also very elegant and brimming with character. However, over and above anything else, for us it's simply been a fantastic family home.”

“It's a great house for entertaining, so much so that we regularly have over thirty people for Christmas, and we've held a number of weddings for friends and family out on the lawn – the views provide the most spectacular backdrop! It was also a really lovely environment for the children to grow up in. They had plenty of space, both inside and out, and the village itself is very family orientated. All in all it's been a wonderful place to live for the past twenty-three years.”

“I love the regal splendor of the drawing room at the front of the house; its high ceilings and elegant period features. However, I also enjoy spending time in the orangery, which we added. It's a more modern space with a huge lantern, big windows and French doors that open straight out onto the courtyard. It's a room that's bathed in natural light, summer and winter, and I love the fact that we can fling open the doors and bring the outside in.”

“The property is gorgeous as it is, but there's lots of potential to enhance it further. We actually have planning permission in place to develop some of the outbuildings into ancillary accommodation, so it could be ideal for multi-generational living.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















# KEY FEATURES

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## Outside

The setting and the grounds are exceptional with a lawned area to the front of the property looking out to the rolling countryside with views across to the Cotswolds. At the far end of the garden is a large natural pond. There are extensive outbuildings located within the grounds and Apperley house currently has live planning permission granted should the new owners wish to develop the coaching house, stables, brick barn, and build a new triple garage.

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“The setting is absolutely superb. We’re very close to the centre of the village, but step out into the gardens and grounds and you get the feeling of being miles from anywhere, and the views are something else. We look out across vast swathes of rolling countryside all the way to the Cotswolds. It’s absolutely breathtaking!”





# LOCAL AREA

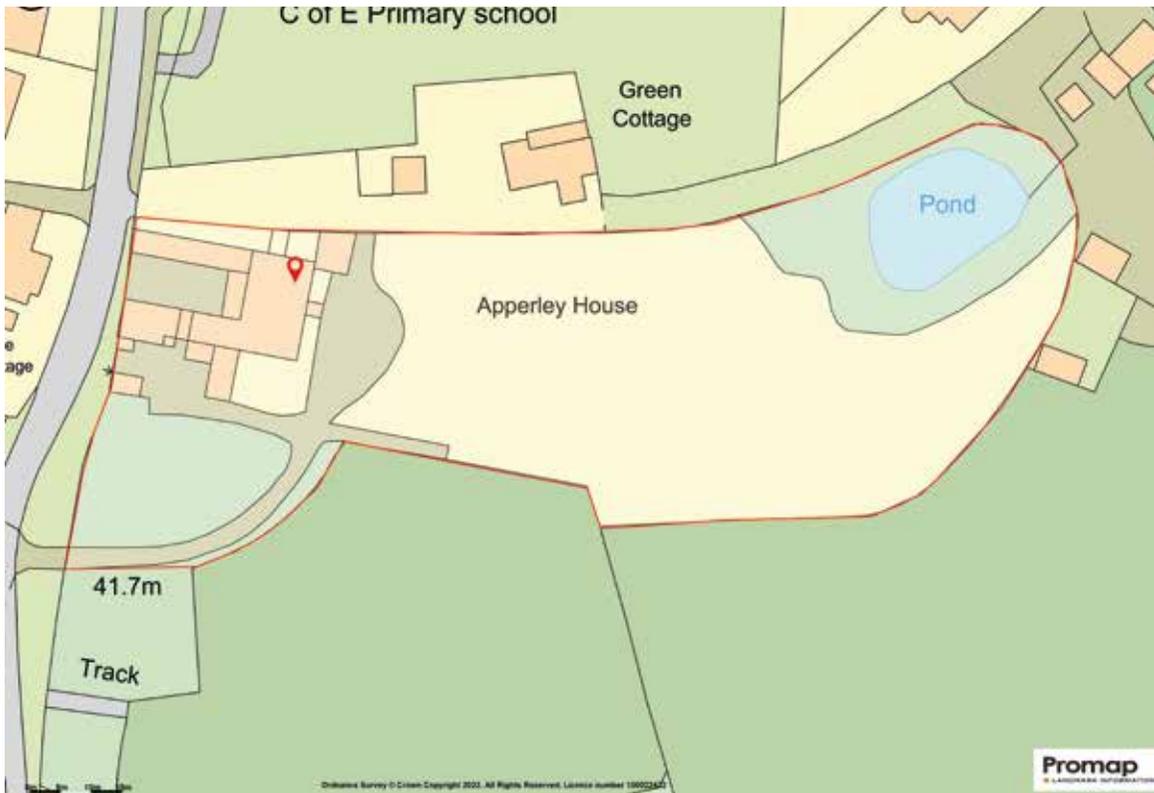
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Apperley House sits in a peaceful location within the popular historic village of Apperley within walking distance of four local pubs. The village has a selection of local amenities with a thriving community, including a village hall, tennis court, 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.





# INFORMATION

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## Services, Utilities & Property Information

Utilities – Mains electricity, water, gas, and drainage.

Tenure – Freehold

Property Type – Grade II Listed Regency detached house

Construction Type – Standard - brick

Council Tax – Tewkesbury Borough Council

Council Tax Band H

Parking – There is garage parking for 2 cars and driveway parking for 4 plus cars.

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider.

Broadband Connection – FTTP Broadband connection available - we advise you to check with your provider.

Special Notes – There are covenants on the property – please speak with the agent for further details.

Wayleave for electrical pole carrying power.





**APPERLEY HOUSE**

APPROXIMATE GROSS INTERNAL AREA : 652.3 sq m / 7021 sq ft  
 GARAGES : 32.0 sq m / 343 sq ft  
 STABLES / BARN : 69.5 sq m / 748 sq ft  
 FLOOR ABOVE GARAGE & STABLES : 32.2 sq m / 347 sq ft

TOTAL : 785.9 sq m / 8459 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.03.2025





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*We value the little things  
that make a home*



## KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

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*“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”*

*“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”*

THE FINE & COUNTRY  
FOUNDATION

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