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Tarrans Cottage

24 Lower Apperley, Gloucestershire, GL19 4DY

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A chocolate box cottage nestled within its own private plot of c 0.6 acres with parking and gated access in the heart of this glorious village setting.

- Entrance porch
- Sitting room
- Kitchen/Breakfast room
- Dining room
- Reception/Bedroom 4
- Cloakroom
- Utility area
- Principal bedroom suite
- Two further double bedrooms
- Mature gardens
- Garage
- Gated parking
- No onward chain

Tarrans Cottage is a particularly attractive black and white cottage that bestows a Grade II listing, nestled within its c0.6-acre plot which takes full advantage of the beautiful surroundings, not only of its own gardens but of the broader country scene of this pretty village.

Both internally and externally, this charming home is one of great character with the period detail one would expect of its heritage. Lovingly maintained and extended by the current owners who have enjoyed the home for many years.

An entrance porch introduces the reception space offering lateral accommodation over the ground floor. To one side is the formal dining room with a lovely Inglenook fireplace which houses a staircase and a door that leads into a reception room that also lends itself beautifully to a fourth bedroom. The sitting room is positioned on the other side of the hall and has direct access to the outside. This lovely room has beamed ceilings and a feature fireplace with log burner. Across the rear of the house enjoying a triple aspect view of the beautiful grounds is the kitchen/breakfast room. Well appointed, with a range of country style units, integrated appliances, breakfast bar, and has the benefit of wet underfloor heating.



A cloakroom and a utility area complete the accommodation on this floor.

On the first floor there are three double bedrooms. The principal bedroom has an en suite shower room whilst a modern bathroom serves the remaining two rooms.

Outside:

From the lane in which the house is situated, a gated driveway opens to reveal the house giving access to the garage and ample space to park cars. The immediate sense is complete privacy, enhanced by the orientation of the house within its plot where the gardens wrap around the house. Within the garden is a lovely patio area, a range of flower beds and borders, mature trees and hedges and raised vegetable beds on an irrigation system. The broader scene is stunning, open countryside is the backdrop at every angle which is a fundamental element to the overall feel of the property.

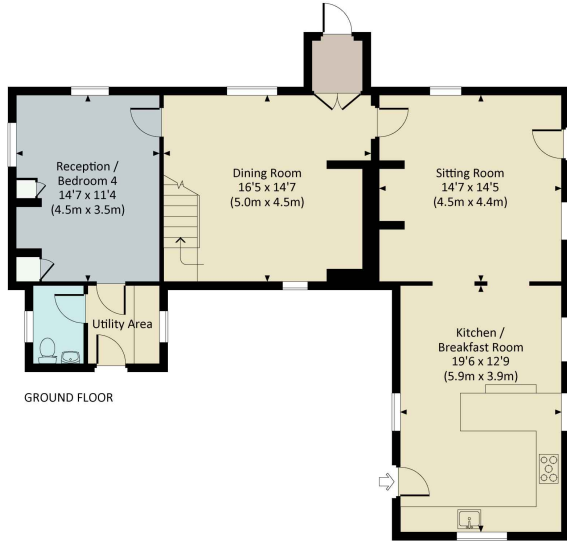
Situation:

Tarrans Cottage is set in the picturesque and historic village of Lower Apperley, a beautiful area with a thriving community where life centres around the school, cricket club, village hall and church. There are some well reputed local public houses within a short distance, particularly the Farmers Arms in Lower Apperley, The Haw Bridge Inn, Tirley and The Red Lion at Wainlode, both set on the river. Whilst rural, the village is ideally located for easy access to the centres of Gloucester, and Tewkesbury with Cheltenham in a comfortable distance. These large towns provide a comprehensive range of daily shopping and leisure facilities, each with their own unique identity and offerings, with Gloucester city, home to a cathedral and famous Gloucester Rugby stadium, Tewkesbury with its beautiful Abbey and boating river whilst Ledbury offers excellent day to day amenities together with a railway station. In addition, they all offer an exceptional option of private, state and Grammar schools. For the commuter, the M50 gives fast access eastbound to the M5 and westbound to Monmouthshire and the Welsh borders.



LOWER APPERLEY, GL19

Approx. gross internal area
1862 Sq Ft. / 173.0 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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