

Pond View The Green, Apperley GL19 4DJ

£750,000

naylor powell

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• No onward chain • Impressive four bedroom detached property • Extended to provide versatile and sociable living accommodation • Quarter of an acre plot • Master suite with dressing room and en-suite • Immaculately presented throughout • Ample off road parking • Located in the highly sought after village of Apperley • EPC C73 • Tax Band F - Tewkesbury Borough Council - (£3312.12 per annum) 2026/2027

£750,000

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accommodation

A large and welcoming entrance hall creates an excellent first impression and provides useful built-in coat storage, while a separate cloakroom with WC adds further convenience. From the hallway, the accommodation flows naturally into the main living areas, with a superb open-plan kitchen, dining and family space forming the heart of the home. The extended, modern kitchen has been thoughtfully designed for both everyday living and entertaining, featuring a large central island with seating, extensive storage, Corian worktops and a range of quality Neff appliances, including two ovens, dishwasher, induction hob with built-in extractor and fridge/freezer. The adjoining dining and sitting areas provide plenty of space for entertaining and benefit from attractive views and direct access outside through full-length bi-folding doors. A separate utility room provides additional practical space for laundry and household appliances. The spacious living room with stripped wood floors offers a more traditional and relaxing reception space, centred around a newly fitted Chesney log burner set within an attractive limestone fireplace and bespoke, newly fitted bookcase.

There are four generously proportioned double bedrooms, providing excellent flexibility for family living, guests or home working. The master bedroom is particularly impressive, incorporating a dedicated dressing room with extensive fitted storage and a stylish en-suite shower room. The main family bathroom is equally well appointed and offers a generous suite including a bath and separate shower.





Outside

Upon arrival, you are welcomed by a spacious front garden and a generous driveway, providing off-road parking for multiple vehicles. Accessed via side gates, the rear garden is an excellent size and has been thoughtfully designed to offer a combination of lawn and a sweeping patio area, ideal for outdoor dining and entertaining. A pathway leads to the garden room, creating a versatile space that can be enjoyed throughout the year. The property continues to offer various outside storage areas in addition to external power and water points

Garden Room/Home Gym

13'6" x 9'7" (4.14 x 2.93)

Built only three years ago and currently utilised as a home gym, the garden room is a versatile space and would lend itself well to being a home office, playroom, hobby room, or the like. Power and lighting.

Location

Positioned on the green at the heart of the village, Pond View offers a picturesque location beside the village church and duck pond. Conveniently located between Tewkesbury, Cheltenham and Gloucester, Apperley offers easy access to the key road links, including the A38, M5 and M50. The local

Outstanding Ofsted-rated village primary school is a two-minute walk from the property, whilst various buses run to both the local comprehensive in Tewkesbury alongside further grammar and private schools alike. Boosting a thriving community, the village houses two local pubs within walking distance, an active cricket club which holds various wider community events throughout the year, a football pitch, tennis court, a playpark and allotments. The active village hall is used by the community for various social clubs, mother and baby groups, health, art and wellbeing classes.

Material Information

Tenure: Freehold

Local Authority & rates: Tewkesbury Borough Council - Tax Band F (£3312.12 per annum) 2026/2027

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas. Underfloor heating within kitchen, bathroom and ensuite

Alarm

Broadband speed: Basic 2 Mbps; ultrafast 1000 Mbps

Mobile phone: Vodafone, O2, EE





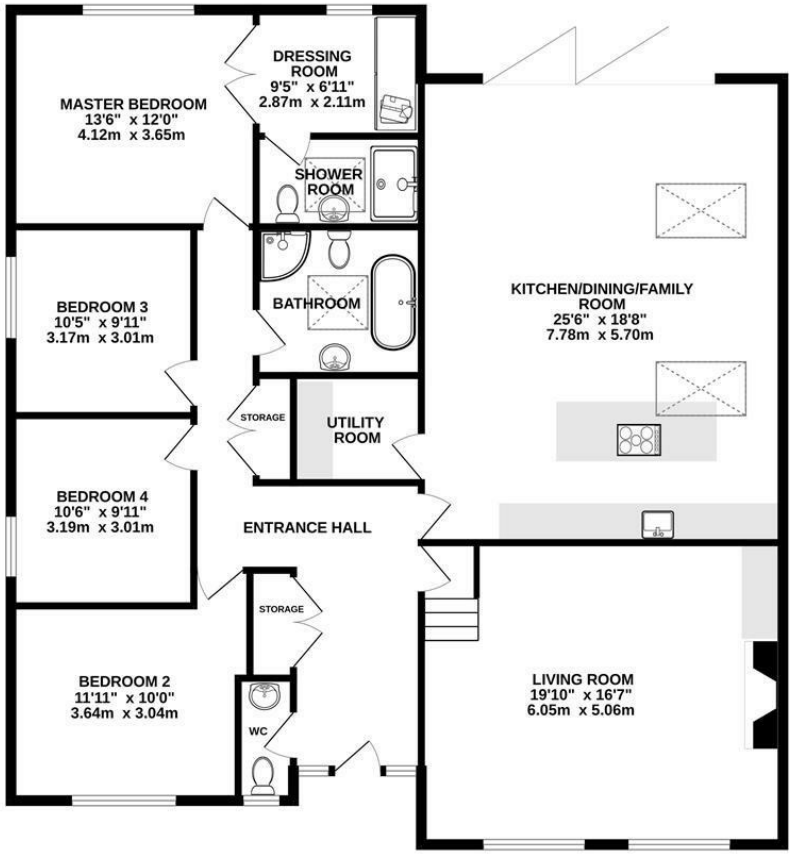



VENUS
EYELASHES
STARS
MY SOUL





GROUND FLOOR
1796 sq.ft. (166.9 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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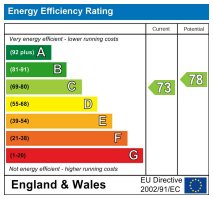
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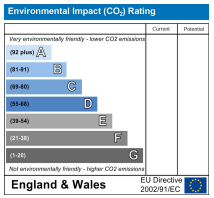
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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