



THE CLUB HOUSE

Canons Court, Bradley Green, Wotton Under Edge, GL12 7PN

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

THE CLUB HOUSE

Canons Court GL12 7PN

Potential to be realized to create an executive 5 Bedroom Detached Dwelling with Stables & approx. 14 acres.

- PP Granted re S.14/2254/FUL, S.14/2256/FUL
- Conversion of former Club House & Driving Range to provide:
- 5 Bed Dwelling
- Spacious Lounge
- Fitted Kitchen/Dining/Utility
- 2 Bedrooms with En Suite & Dressing Room
- Family Bathroom
- Study
- Parking, Stable Block & approx. 14 acres
- OIEO £755,000

North Bristol & Gloucestershire Office
DJ&P

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DESCRIPTION

Currently the Club House – Purpose built club house. Built in 2003, the single story Clubhouse comprises a Pro Shop, changing rooms, large entertaining area with bar and dining area, separate office and an outside patio area. Planning permission has been granted for conversion into an Executive 5 bed detached single storey house & conversion of driving range into stables, Ref S.14/2254/FUL & S.14/2256/FUL.

SITUATION

Canons Court (currently a Golf Club) is nestled at the foot of the Cotswold's, nearby attractions are the towns of Wotton-under-Edge, Dursley and the beautiful Cotswold countryside.

Planning permission has been granted to convert the existing Golf Club House into a residential dwelling with garden and to convert the driving range into stables for equestrian use, please note this is not to be used for livery or equestrian business use. The remaining land that makes up the golf course will revert back to an agricultural use.

PROPOSED ACCOMMODATION

Spacious lounge, fitted kitchen/diner, utility, cloakroom, study, Master bedroom with en-suite and dressing room. There is a further double bedroom with en-suite and dressing room, 3 additional bedrooms and a family bathroom.

PROPOSED OUTSIDE SPACE

Open fronted double garage, parking and approx. 3 acres garden. Conversion of the driving range into stable block comprising 8 stables and storage area.

SERVICES

TBC

LOCAL AUTHORITY

Stroud District Council
Tel 01453 766321

DIRECTIONS

From Wotton-under-Edge town centre turn left onto Old

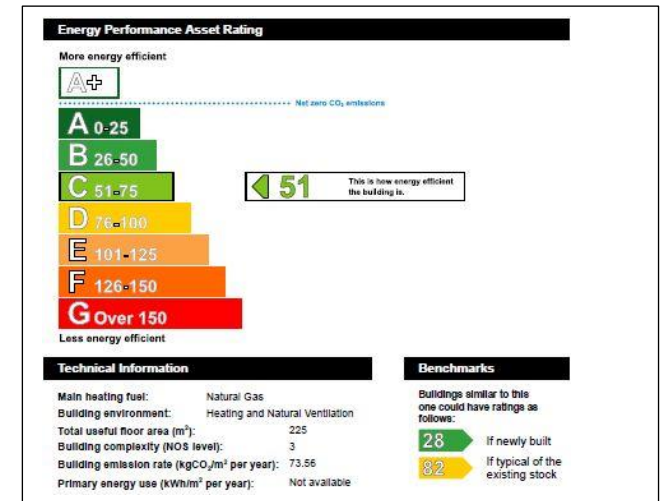
Town B4058 and continue forward onto Gloucester Street B4060. Branch left onto Bradley Green and then turn right at the T junction and you will have arrived at Canons Court Golf Club.

INFORMATION

This application has been submitted concurrently with an application to convert the shop/greenkeepers building into a residential dwelling.

EPC

EPC C rating



VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 03300 537200

Ref 51644/a 23.5.17

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

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