

PLOT 2, BIRCHWOOD,
SHIPTON OLIFFE, CHELTENHAM, GLOUCESTERSHIRE, GL54 4JQ

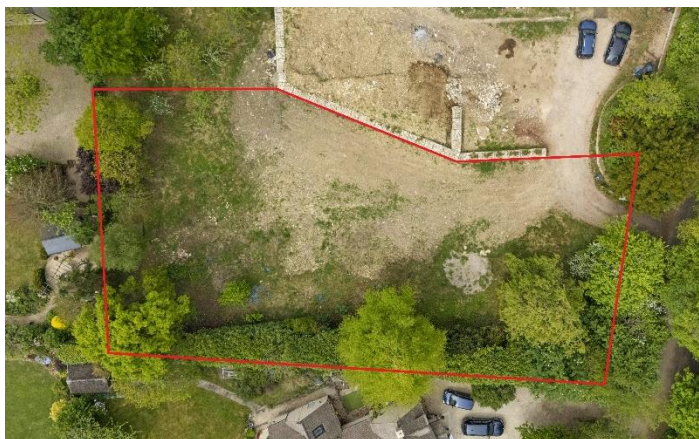


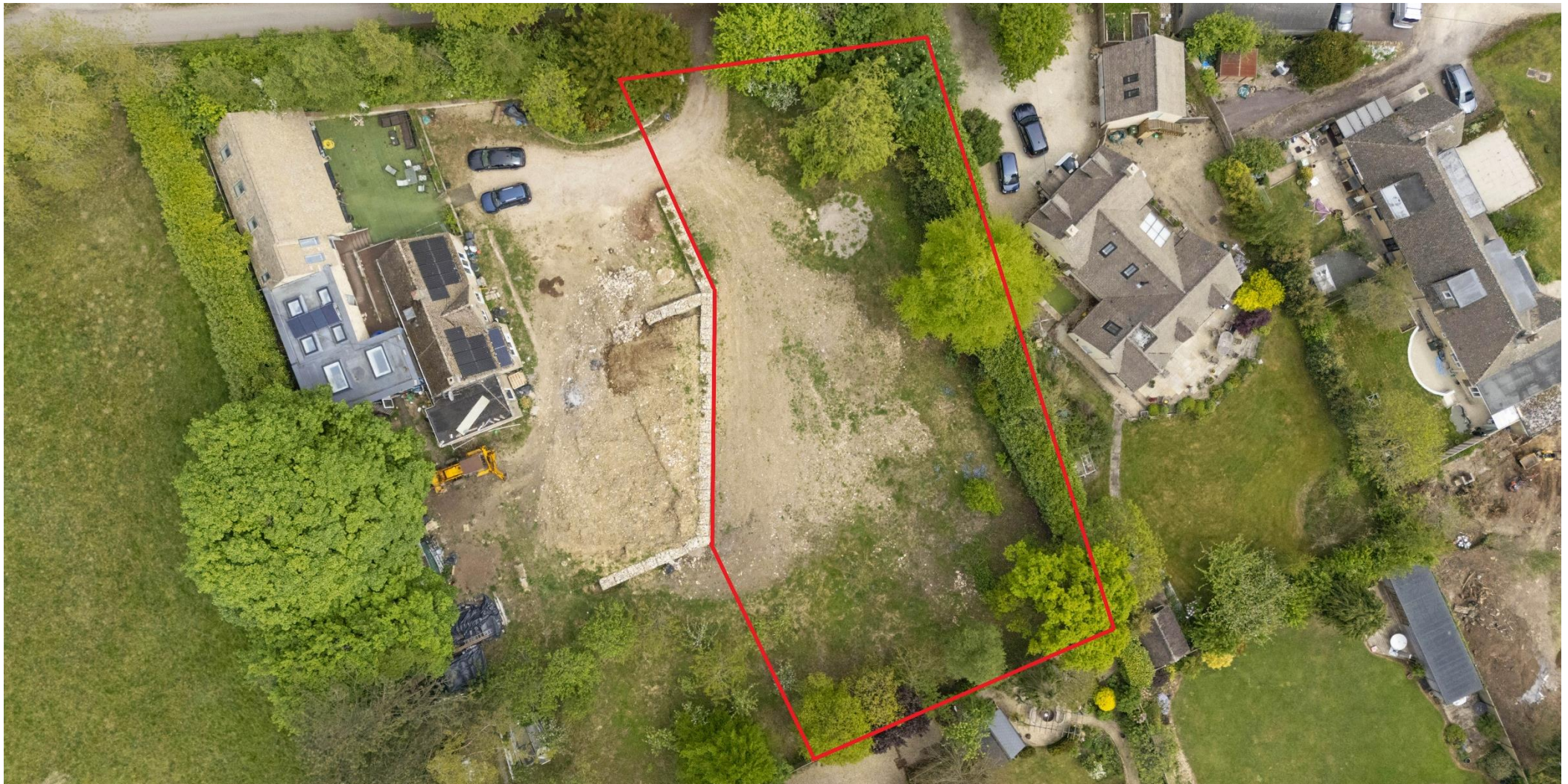
PLOT 2, BIRCHWOOD

An outstanding building plot measuring c.0.41 acres with full planning consent for a detached family house of approximately 2,900sq.ft. in a sought-after village along the A40 within striking distance of Cheltenham. The house has been designed with six bedrooms, five bathrooms and plentiful living accommodation.

DESCRIPTION

A rare opportunity to purchase a building plot with full planning consent for a stunning Cotswold stone detached family house with six bedrooms measuring 1,900sq.ft. in a plot measuring c.0.41 acres. Offering a vast degree of peace and tranquillity on the edge of this popular village with some of the Cotswold's finest walking country on the doorstep. Local Architects, Smith Hotchen Partnership have designed an imposing home that offers a traditional appearance with Cotswold stone elevations, a stone tiled roof and a contemporary interior including a heavily glazed rear elevation to maximise the light into the living areas.





SITUATION

The plot stands on the edge of this popular rural village within a short walk of the parish church, deemed to be one of the prettiest in the area. The village is well placed for access to the A40 for Oxford and London as well as the A435 providing access to Cirencester whilst Cheltenham town centre is only eight miles away. The neighbouring village of Andoversford is approximately five minutes away and offers a local shop, public house and popular primary

school. The highly regarded Frogmill Inn, a popular gastro pub/boutique hotel is just one mile and the ever-increasing Dunkerton's is less than five miles away.

GENERAL INFORMATION

Mains water and electricity are in the road. Private drainage to be installed (drainage plan available). Services will be the responsibility of the new owner.

Cotswold District Council: 01285 623000.

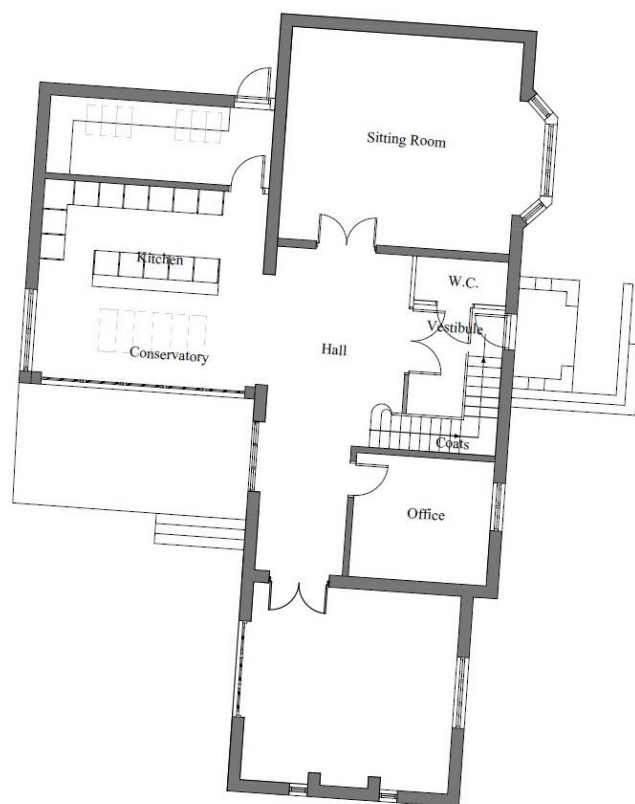
Planning Reference: 23/01477/FUL.

CIL Liability: £61,262.88.

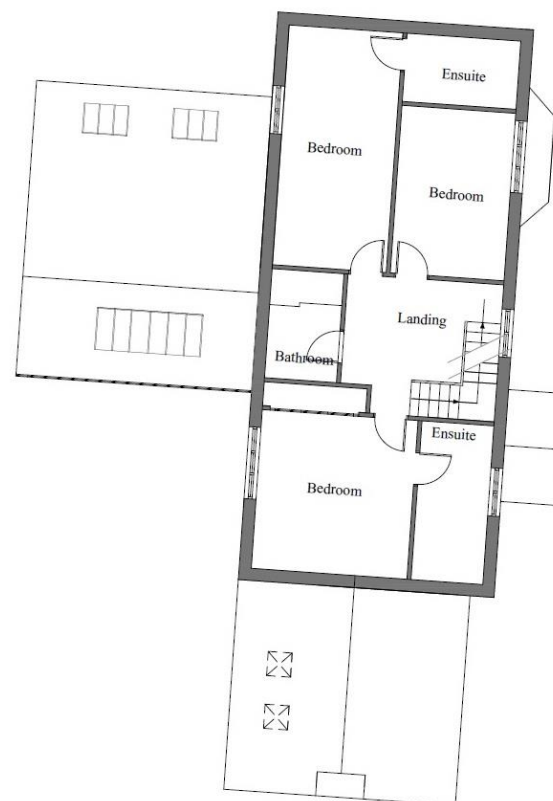
There is presently a Planning Amendment in process to increase the size of the proposed dwelling to 3,200sq.ft.

VIEWINGS

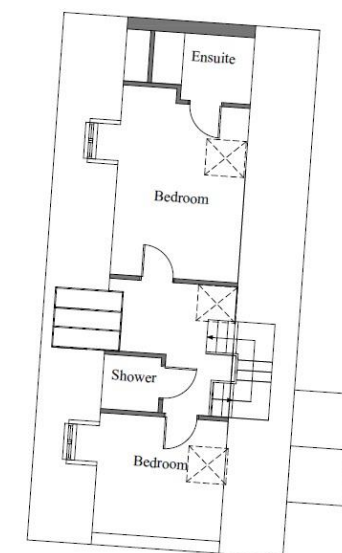
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Ground Floor



First Floor



Second Floor