



# The Lake House

Longdon | Gloucestershire



## The Lake House, Longdon, Gloucestershire

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- Exquisite detached modernist house designed and owned by a renowned local architect
- 2,185 sqft of accommodation
- Built with meticulous attention to detail and thoughtful design
- Open plan kitchen/dining family area with panoramic views of the lakes and gardens
- Fully equipped kitchen designed with the Chef of the house in mind
- Large utility room and dog shower for added convenience
- Stunning sitting room/office space with vaulted ceiling, glass balustrade and bi-fold doors opening onto a private patio
- Scandinavian style log burner and ceramic floors with underfloor heating throughout the ground floor
- Beautifully presented bedroom accommodation with stylish family bathroom and en-suite
- Gardens left naturally to attract wildlife, including Woodpeckers, Buzzards, Barn Owl, Kingfisher and Deer.
- Private, exclusive, and unparalleled location, one of only three properties
- Close proximity to Upton upon Severn and medieval market town of Tewkesbury
- Easy access to M5 and M50 motorways
- Potential to build detached double garaging/stables
- Potential to purchase further land
- Extraordinary living experience combining thoughtful design, stunning views, and a harmonious connection with nature.

The Lake House an exquisite, detached modernist home, designed and owned by a renowned local architect. This stunning property is one of-a-kind, beautifully built with meticulous attention to detail and thoughtful design to the entire living accommodation.







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As you enter, you'll be greeted by a spacious entrance hall which has a glass wall behind the staircase, allowing an abundance of natural light to stream through. The open-plan kitchen/dining family area is beautifully designed, with a wall length of glass allowing panoramic views over the lakes and gardens, creating a seamless connection between indoor and outdoor spaces. The kitchen is fully equipped and designed with the Chef of the house in mind, ensuring every culinary need is met.

Adjacent to the kitchen, you'll find a large utility room and a dog shower, showcasing the logical thinking and consideration put into this wonderful family home.

The sitting room/office is another stunning feature of this property, showcasing a vaulted ceiling and bi-fold doors that open onto a private decked area featuring uplighting, ideal for al-fresco dining in all seasons. From here, you can enjoy the views of the lakes and the abundant wildlife that roam the grounds. The Scandinavian style log burner adds warmth, while the ceramic tiled floors heat the entire ground floor creating a warm and inviting ambiance.

The galleried staircase with glass balustrade leads you to the beautifully presented bedrooms. Each room is thoughtfully designed and well appointed, with a separate family bathroom and en-suite facilities. The master bedroom has views over the lakes and grounds with a spacious en-suite for added comfort and convenience.

The gardens surrounding The Lake House are left natural to entice wildlife, including Woodpeckers, Buzzards, Deer and Kingfishers creating a harmonious coexistence with nature, and







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private woodland walks straight from your doorstep.

Ample parking on a gravelled driveway with the potential to build a double garage/stables.

Situated in an unparalleled location, The Lake House is accessed via a private tree lined driveway and is one of only three properties, It is conveniently close to Upton upon Severn, which offers excellent amenities, and the medieval market town of Tewkesbury, with easy access to the M5 and M50 motorways.

Thoughtful design, stunning views, and a harmonious connection with nature come together to create a truly extraordinary living experience.

Mains Electricity - Mains Water - Septic Tank - Liquid Propane Gas Heating - Tax Band C + (business rates)

The Lake House is a Live / Work unit - however, the seller is pursuing change of use to residential.

Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**







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The Lake House, Chambers Court, Longdon, GL20 6AS



Ground Floor



First Floor

Ensuite  
2.20 x 2.00m  
7'3" x 6'7"



Total Approx Area: 203.0 m<sup>2</sup> ... 2185 ft<sup>2</sup>  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 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 the operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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