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# Tayler & Fletcher



**Longhedge**  
Clapton-On-The-Hill, Cheltenham, GL54 2LG  
**Guide Price £925,000**

Building Plot with adjoining Paddock



# Longhedge

Clapton-On-The-Hill, Cheltenham, GL54 2LG

An exciting opportunity to create a bespoke 4 bedroom Cotswold stone house set in an elevated edge of village position with lovely views to the south and west and with private gardens and adjoining paddock extending to approximately 1.85 acres in total.

## LOCATION

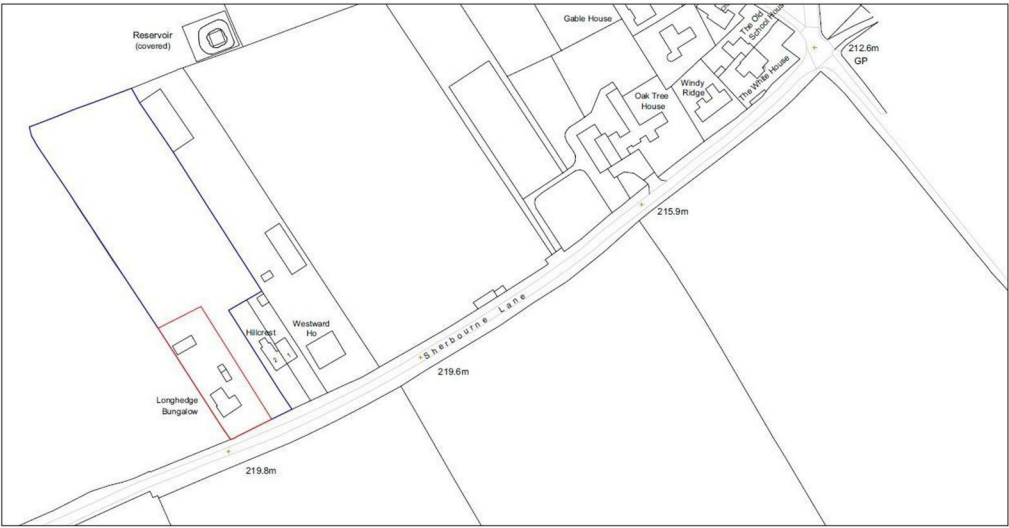
The property is situated in a rural position on the edge of the small Cotswold village of Clapton-on-the-Hill enjoying far reaching views across the rolling Cotswolds to the South and West. The village has the parish church of St James and enjoys a fine rural setting with a range of local walks and Bridleways to the nearby villages of Sherborne and Great Rissington. Local facilities may be found in Bourton-on-the-Water (3 miles) which provides a good range of shops suitable for everyday requirements together with the popular Cotswold Secondary School which has an affiliated sports centre. The regional commercial centre of Cheltenham (19 miles) has a comprehensive range of shops and services. There are mainline rail services to London (Paddington) from Kingham Station (9.5 miles) and the popular Cotswold towns of Northleach, Cirencester, Burford and Stow on the Wold are all within easy travelling distance.

## DESCRIPTION

The property currently comprises a three bedroom detached dormer bungalow of brick elevations under a plain tiled roof set in a level rectangular plot with clipped hedging to front and side and a wire fence to side and rear separating it from the adjoining paddock. There is

separate vehicular access to the side of the property leading to a simple detached garage. A separate gated access leads to the adjoining paddock, being level and permanent pasture.

Planning consent (Ref: 25/00030/FUL) was granted on 28th March 2025 for the 'Demolition of existing bungalow and erection of replacement new dwelling at Longhedge Bungalow Clapton-on-the-Hill Gloucestershire GL54 2LG' comprising an imaginatively designed detached part two-storey and part single storey dwelling extending to approximately 2,500 sqft with potential for additional accommodation if desired and subject to any necessary consents. The plans provide for a bespoke detached property of Cotswold Stone elevations under a reconstituted Cotswold stone roof. The proposed accommodation is arranged over two floors to comprise a wide partly glazed reception hall, with cloakroom off and stairs rising to the first floor. a large open plan kitchen / family room to the North Western side, with utility room off and a separate sitting room and dining room to the South. On the first floor plans illustrate an impressive layout with wide landing, a principal bedroom suite, guest bedroom suite, two further bedrooms and a separate bathroom.



SITE LOCATION PLAN 1:2000

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DO NOT SCALE FROM THESE DRAWINGS. Scaling only the Local Authority provides. Dimensions to be checked on site. All dimensions are in metres unless stated. Report all dimensions.

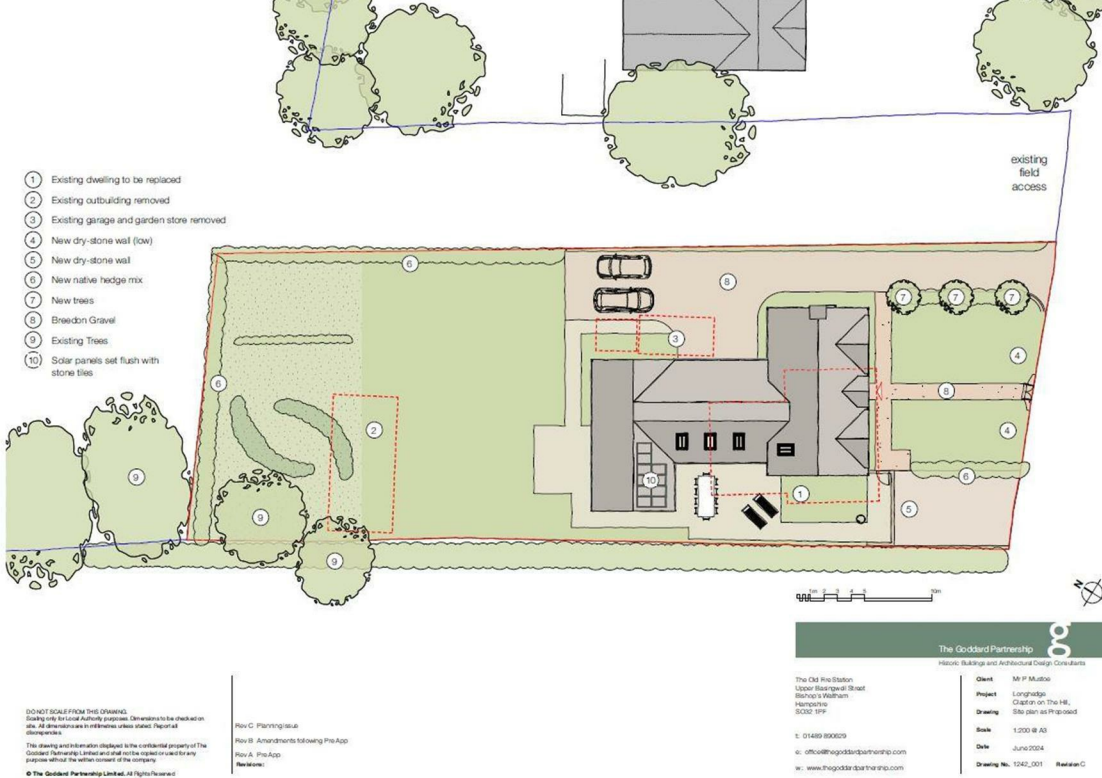
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Rev B Planning Issue: Dec 2024  
Rev A Rev App  
Revisions:



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Client: Mr P Mutton	Project: Longhedge
Drawing: Site Location Plan	Scale: 1:1250 @ A3
Date: June 2024	Drawing No: 1242_013
Revision 1	





The site would readily accept the creation of additional ancillary accommodation subject to any necessary consents and might include a detached outbuilding providing garaging/car port, and or stabling and hay store, subject to a purchasers requirements.

Set to the North and East of the house is the paddock, with separate access adjoining the property and being permanent pasture. In all the property extends to approximately 1.85 acres or thereabouts.

## GENERAL REMARKS & INFORMATION

### VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

### TENURE & POSSESSION

Freehold with Vacant possession upon completion.

### SERVICES

We are informed that mains services of electricity and water are available on site. Please note: that we have not tested any equipment, appliances or services in this property. Purchasers are advised to commission appropriate investigations.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

### COUNCIL TAX

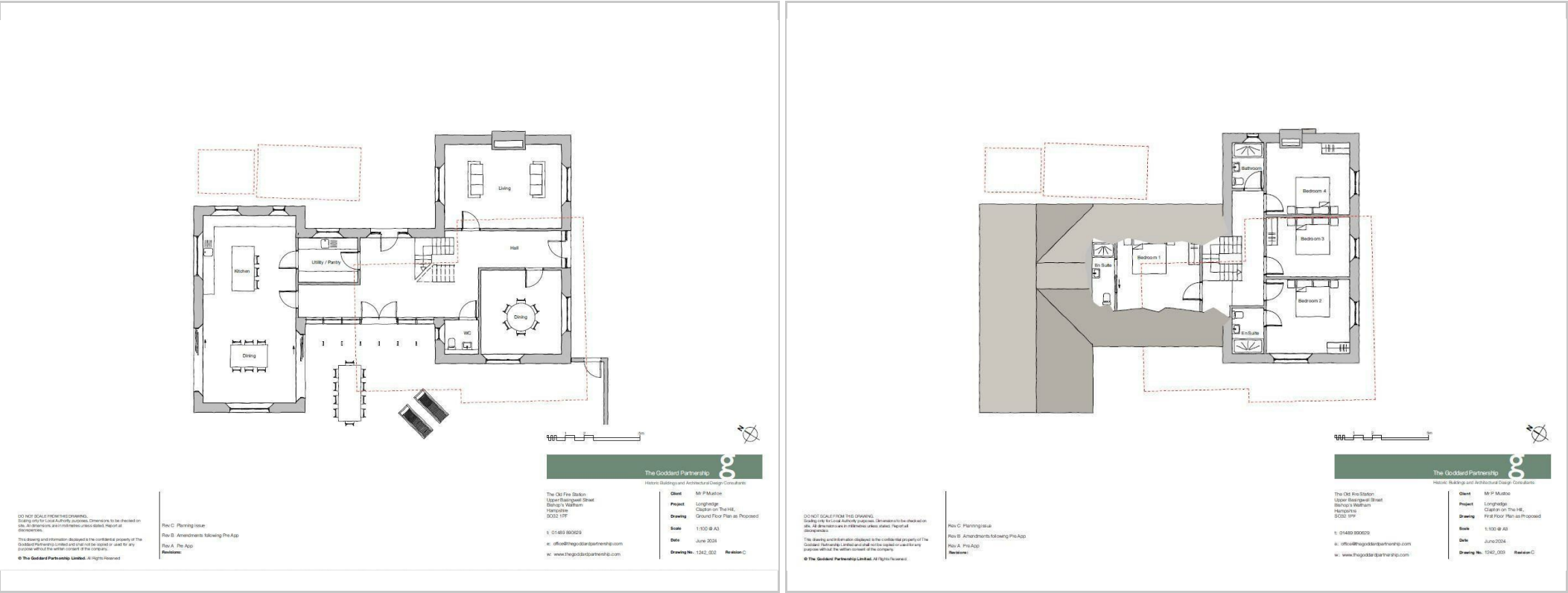
The current Bungalow is Council Tax band E. Rate Payable for 2025/ 2026: £2,648.51. The replacement dwelling will be evaluated and awarded a new banding once complete.

### DIRECTIONS

From Bourton-on-the-Water, take the bridge by the motor museum and proceed up Sherborne Street, heading towards Clapton-on-the-Hill. Follow the road and take the left hand turn signposted Clapton-on-the-Hill, proceed along this road where the property will be found on your left hand side as you enter the village.

What3words: nicely.situation.powering

Proposed Floor Plans



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.