

# LINDEN HOUSE

KEMBLE, GLOUCESTERSHIRE



Cirencester 3 miles, Tetbury 7 miles, Cheltenham 20 miles, Kemble Station 0.6 miles (London Paddington from 69 minutes) M4 (Junction 15) 20 miles (all times & distances approximate)

**A semi-detached Cotswold stone property with planning permission to create a four-bedroom home with gardens and carport parking located in the popular village of Kemble**

**Ground Floor:** Entrance Hall • Kitchen • Four Offices & Bathroom

**First Floor:** Kitchen • Sitting Room • Three Bedrooms Family Bathroom • Cloak Room

**Outside:** Front Courtyard and Rear Garden. Parking.  
For Sale Freehold



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**EXISTING**

Linden House comprises ground floor commercial office space with four offices, bathroom and kitchen space with a sink and door to the outside. The first floor is currently a residential three-bedroom flat with a fully fitted kitchen, sitting room, bathroom and cloak room. The property is flooded with light from sash windows throughout. Outside there is a walled courtyard garden to the front and a terrace and a lawned garden to the rear enclosed by walling and hedging. The property benefits from a two-bay carport located on the neighbouring driveway which Linden House benefits a right of way to.

**PLANNING PERMISISON**

Application Reference Number: 23/00486/FUL - Application for Prior Approval for Change of Use of ground floor offices to residential use ancillary to existing dwelling and associated works.

The development shall be started within three years of the date of the decision notice of the 10th May 2023. The development hereby approved shall be carried out in accordance with the following drawing numbers PL103, PL104 and PL105. Full details are available online on the Cotswold District Council website.

The approved planning permission offers the opportunity to create a wonderful and well considered four-bedroom family home arranged over two floors. To compromise of a kitchen, dining room, sitting room, study, utility room and lobby to the ground floor. On the first floor there will be the main bedroom with adjoining shower room, three further double bedrooms and a bathroom and separate cloakroom.



## SITUATION & AMENITIES

Kemble lies about three miles from Cirencester. The village is the settlement closest to the Thames Head, the source of the River Thames, which is identified in a meadow known as Trewsbury Mead. Kemble has a primary school, The Tavern public house, a village church, a railway station, and a combined Post Office/local store. Further amenities can be found in Cirencester which include an excellent range of independent shops, boutiques, restaurants, and regular markets.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating (oil tank located in the front courtyard). Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



## EXISTING



Approximate Gross Internal Area House: 2519 sq. ft / 234 m<sup>2</sup>  
 Ground Floor: 1238 sq. ft / 115 m<sup>2</sup>, First Floor: 1281 sq. ft / 119 m<sup>2</sup>  
 Car Port: 247 sq. ft / 23 m<sup>2</sup>

Illustration for identification purposes only. All measurements are approximate, and are not to scale

## RIGHTS OF WAY

There is a right of access across the driveway of the neighbouring property to access the carport.

## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Horse Shoe Flat (first floor): Band B

## VIEWINGS

Please telephone Lucia Gialluca at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [Lucia@butlersherborn.co.uk](mailto:Lucia@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL7 6FS)

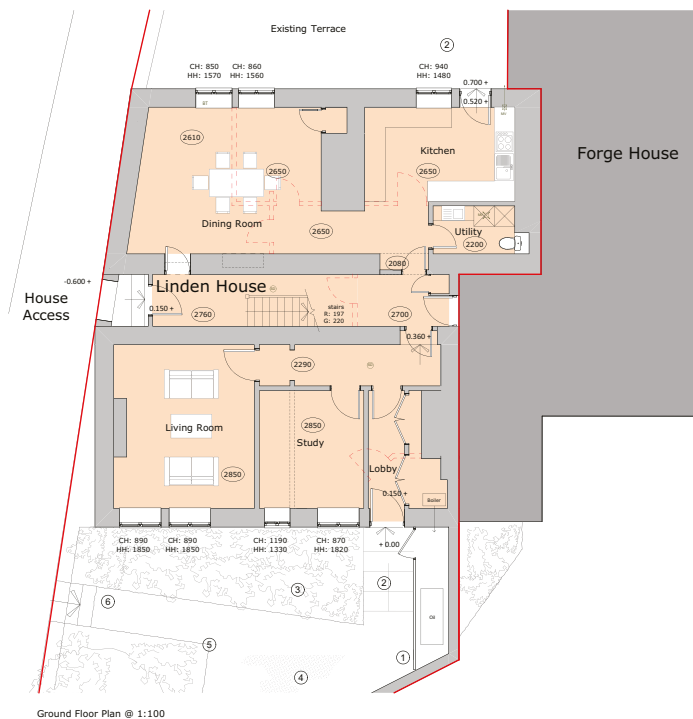
From Cirencester take the A433 Tetbury Road and turn left onto the A429 to Kemble and Malmesbury. After approx. 2 miles and on arrival in Kemble, turn left onto West Lane signposted 'Ewen & South Cerney'. At the T junction turn right and as the road bears around to the right, turn left into Limes Road. The property can be located on the right-hand side.

**What3Words:** ///quoted.dare.crowds

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Sherborn**

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## PROPOSED



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