## THE LANTERNS MIDDLE CHEDWORTH











WHITAKER SEAGER





# THE LANTERNS, MIDDLE CHEDWORTH, CHEDWORTH, GL54 4AL

SET IN AN ELEVATED POSITION WITH WONDERFUL VALLEY VIEWS, THIS DETACHED HOME OCCUPIES A 0.4-ACRE PLOT AND OFFERS AN EXCITING OPPORTUNITY FOR COMPLETE REFURBISHMENT.

The property

Occupying an elevated position and enjoying delightful countryside views, The Lanterns is an individually designed detached home set within a generous plot of approximately 0.4 acres. Built in the 1970s and never before offered for sale, this much-loved property now presents an exciting opportunity for the next owners to undertake a full renovation and create a bespoke home to their own specification.

The ground floor includes a porch, entrance hall, bedroom with side access, home office, cloakroom, and a workshop/store housing the boiler, together with a cellar (with restricted head height). An impactful hall with a vaulted ceiling and open-tread staircase—a striking feature of its 1970s design—rises to the first floor. A sliding glass door opens onto the landing.

To the left-hand side, the living accommodation comprises a sitting room leading into the dining room, with access to the kitchen/breakfast room. Both the

sitting room and kitchen open into a 31ft conservatory on two levels. To the right-hand side, the main bedroom enjoys a walk-in dressing room/nursery, together with a shower cubicle, a WC and basin. French doors open directly onto the rear patio. There is a further bedroom, family bathroom, and ample built-in storage.

Once a unique and stylish home, now offers excellent scope for modernisation and potential reconfiguration to suit the next owners' vision and lifestyle.

Property Information

Title to be registered by the buyer's solicitor upon completion with HMLR.

Heating: LPG gas central heating.

Drainage: To be confirmed.

Waiting for structural engineers report.

Broadband: Ultra-fast available (Ofcom)

Mobile coverage: Good indoor and outdoor reception (Ofcom)







## Guide price £800,000

- Main Bedroom with Dressing Room & Ensuite
- Two Further Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- 31ft Conservatory
- · Home Office
- Workshop/Store
- Gardens Total 0.4 acres
- Parking & Garage

### WITHIN EASY REACH...

Northleach 5 miles
Cirencester 7.7 miles
Cheltenham 13.8 miles
Oxford 34.2 miles
Bourton On The Water 9.9
miles

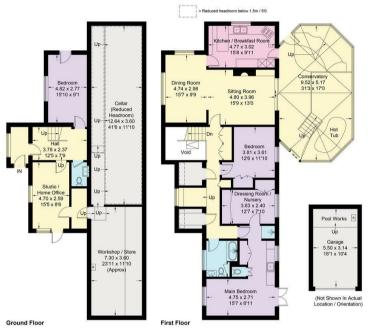
Dufside

Set on a generous plot of approximately 0.4 acres, the property offers extensive grounds. The sloping terrain is a particular highlight, providing delightful vistas from the rear. At the front, an open driveway sweeps in front of the house, offering plenty of parking and access to a single garage, alongside a front lawn. To the side, on a much higher level, lies a disused swimming pool with an adjoining patio. Further sloping lawns stretch behind the house, enjoying the most joyful countryside views. Like the house, the grounds are in need of redesign, presenting a blank canvas for the next owner with a flair for gardening.

Situation

Chedworth is a beautiful and historic Cotswold village lying between Cirencester and Northleach, just off the Fosse Way. The village is made up of three distinct areas - Lower, Middle, and Upper Chedworth. Nearby lies the famous Chedworth Roman Villa, one of the finest examples in Britain, offering a fascinating glimpse into the area's ancient past. Surrounded by rolling Cotswold hills, the village enjoys a wealth of countryside walks, including the Chedworth Nature Reserve, which provides a haven for local wildlife. Chedworth has a strong sense of community centred around St Andrew's C of E Primary School and a well-used village hall. For dining, The Inn at Fossebridge and The Stump public house are the closest and both popular with locals and visitors alike.





Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(21-38) F

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248271)



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PrimeLocation.com Zoopla rightmove △

Aseful Information

Tenure: Freehold Postcode: GL54 4AL Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band F and EPC rating F

