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Tayler & Fletcher



**Longhedge,
Guide Price £695,000**

**DEVELOPMENT OPPORTUNITY - Detached Bungalow with adjoining Paddock,
extending to approx. 1.85 acres**

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

DEVELOPMENT OPPORTUNITY - A detached dormer Bungalow offering considerable potential and with PLANNING PERMISSION 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

Longhedge comprises a substantial detached bungalow constructed in the 1950's of brick elevations under a plain concrete tiled roof. The existing accommodation is arranged over two floors with a large sitting room, dining room, kitchen, two bedrooms a bathroom and separate cloakroom on the ground floor and two further double bedrooms on the first floor with a large walk in attic. The property sits within a good sized private garden with double gates and driveway off the village lane. The gardens surrounding being laid principally to lawn with a number of mature shrubs and plants. Adjoining the property and with its own access via a five bar gate is the PADDOCK, being permanent pasture. In all the property extends to circa 1.85 acres in total.

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 Cheltenham 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.

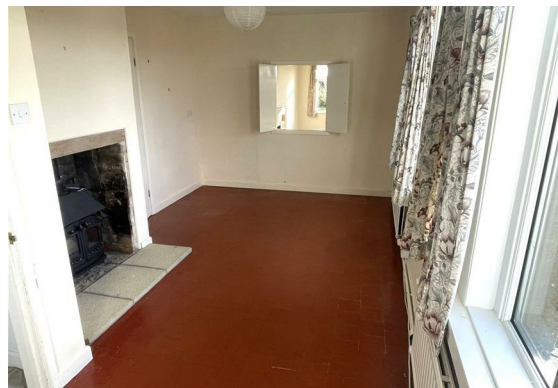
The site would readily accept the creation of additional ancillary accommodation subject to any necessary consents and might include a detached outbuilding providing garaging/car port, and or stabling and hay store, subject to a purchasers requirements. NO ONWARD CHAIN

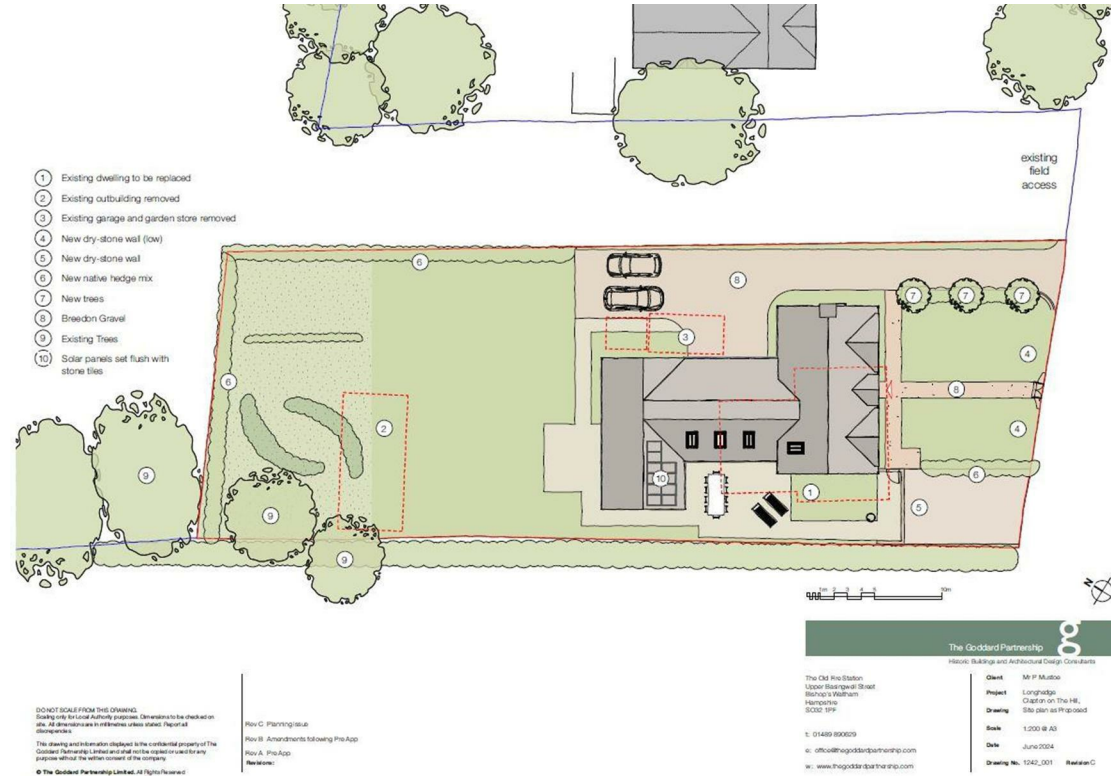
Approach

Covered entrance with aluminium framed double glazed doors to:

Entrance Hall

With stairs rising to first floor and painted timber door through to:





Dining Room

With three double glazed casements to the west elevation. Quarry tiled floor. Fireplace fitted with Villager woodburning stove. Serving hatch through to sitting room. From the dining room, painted timber door through to:

Kitchen

With fitted kitchen comprising stainless steel sink unit with chrome mixer tap, worktop with upstand and space and plumbing for washing machine and dishwasher. Cupboard housing the Grant oil-fired central heating boiler. Range of eye level cupboards and further matching worktop with four ring Lamona hob with brushed stainless steel splash back behind and extractor over, built-in in oven/grill below. Range of built-in cupboards and drawers and range of eye level cupboards. Wall mounted cupboard housing electricity meter and fuse box. Double glazed uPVC door to side elevation with matching double glazed casement to the side and further double glazed casement window to rear elevation. From the hall, painted timber door through to:

Sitting Room

Double aspect with double glazed casements to front and side elevations. Ornate 1950's/1960's tiled fireplace with hearth. Serving hatch back through to the dining room. From the hall, doors to:

Bedroom One

With two double glazed casement windows to front elevation.

Bedroom Two

With double glazed casement to front elevation.

Coakroom

With low level WC and double glazed casement to side elevation.

Bathroom

Re-fitted with a walk-in shower with Mira wall mounted shower. Pedestal wash hand basin with chrome taps and opaque double glazed casement to side elevation. From the hall, further door to airing cupboard with foam lagged hot water cylinder.

From the hall, stairs with painted timber balustrade and handrail rise to the first floor landing, with doors to:

Bedroom Three

With double glazed casement to front elevation and far reaching vies across the Cotswolds. From the landing, door to:

Bedroom Four

With double glazed casement with superb views to the west across the rolling Cotswolds. From bedroom four a further door leads to an extensive walk-in attic offering further potential if desired.

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

Oil fired central heating. We are informed that mains services of electricity, water and drainage 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

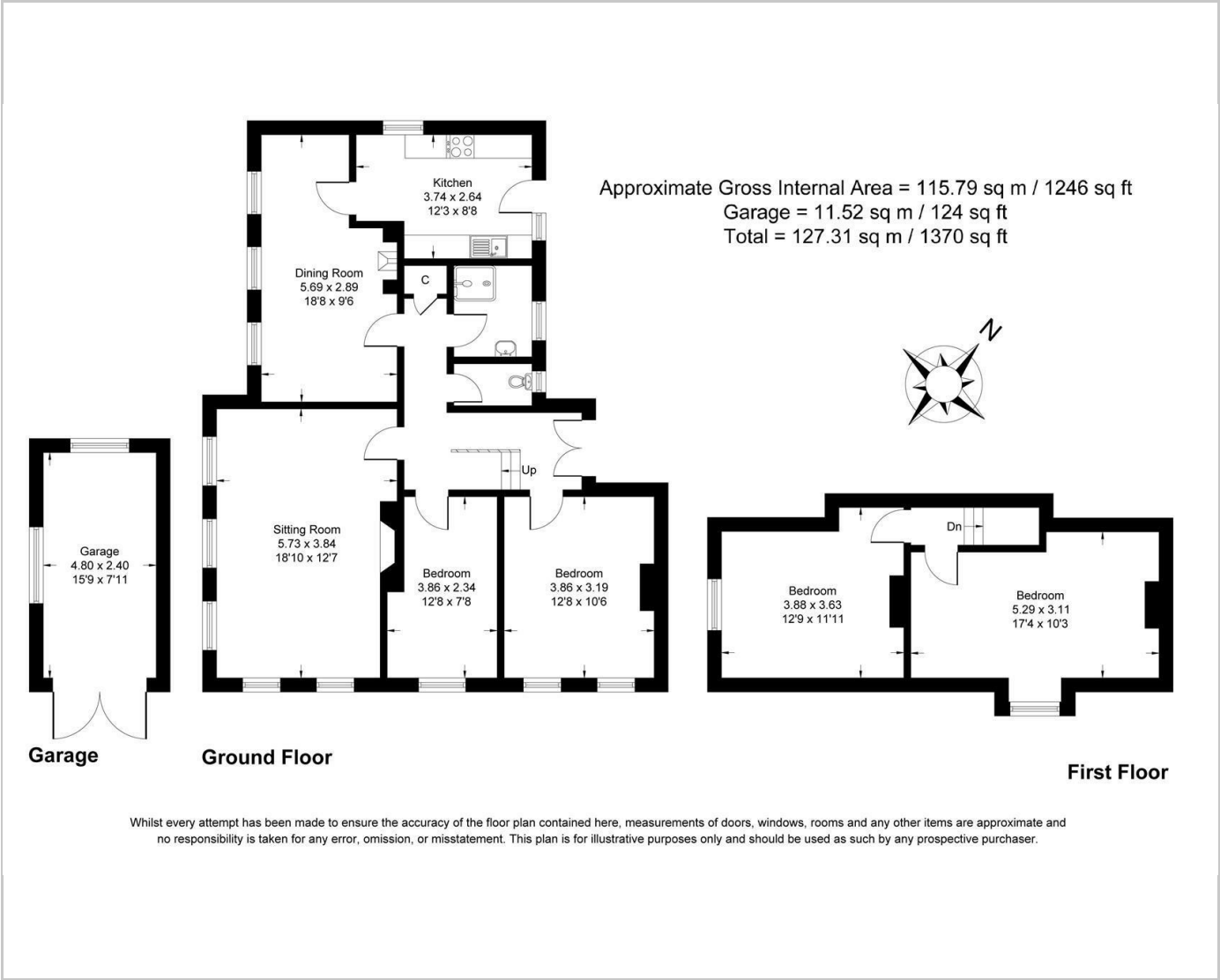
The current Bungalow is Council Tax band E. Rate Payable for 2026/ 2027: £2,779.97. The replacement dwelling would be evaluated and awarded a new banding once complete.

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

Existing Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC