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Tayler & Fletcher



Longhedge, Clapton-On-The-Hill
Cheltenham, GL54 2LG
Guide Price £735,000

Detached Bungalow with adjoining Paddock, extending to approx. 1.85 acres

Longhedge, Clapton-On-The-Hill

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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.

Approach

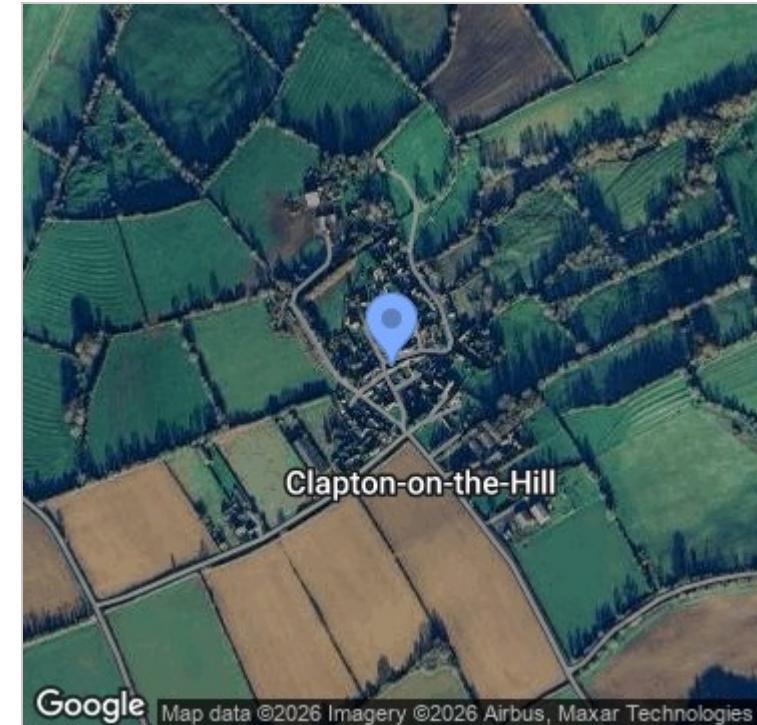
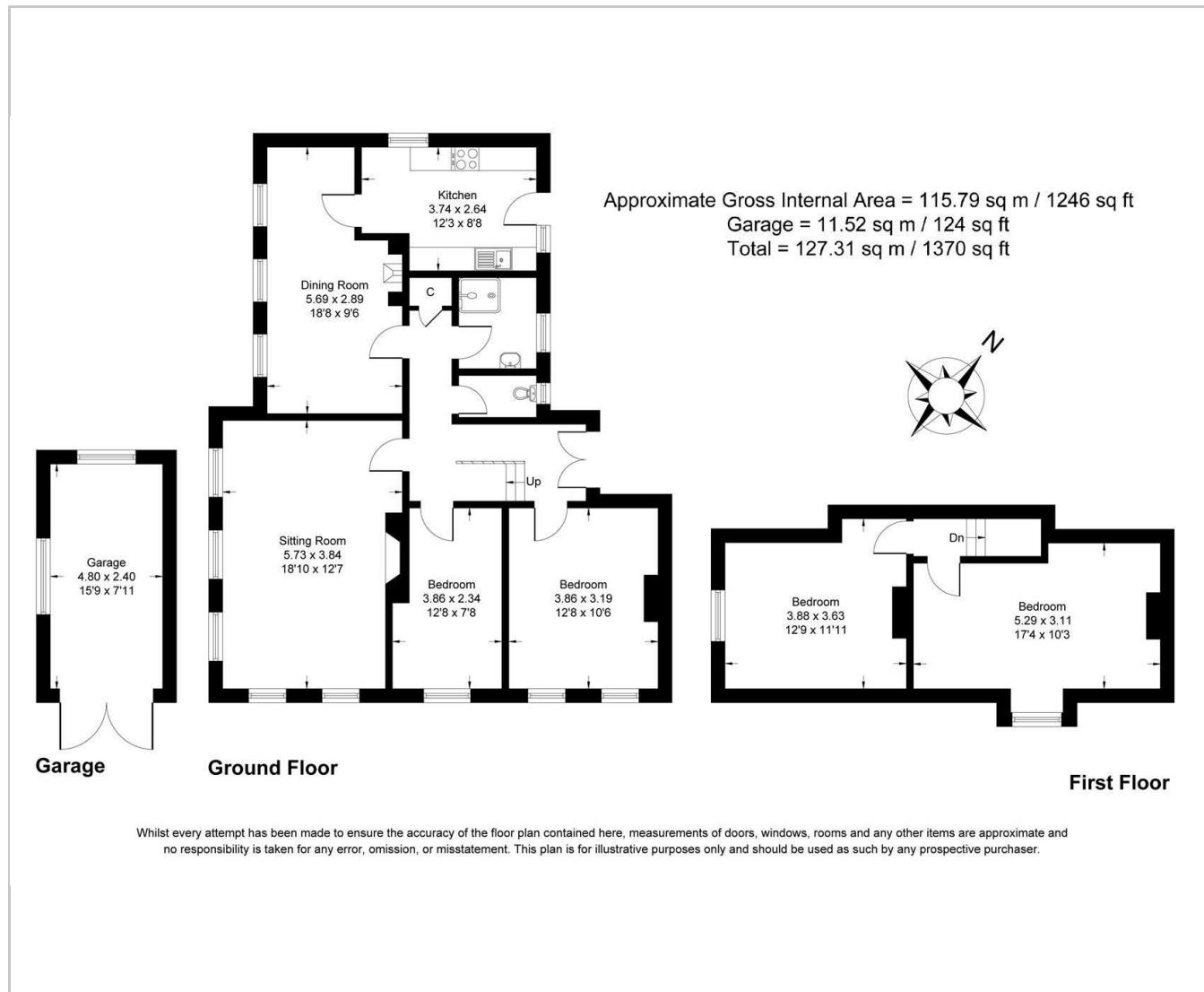
Covered entrance with aluminium framed double glazed doors to:

Entrance Hall

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



Existing Floor Plan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC			EU Directive 2002/91/EC	
England & Wales			England & Wales	

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.

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