

# THE LANTERNS MIDDLE CHEDWORTH



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## 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 and complete renovation to 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.

Please ask to see a copy of the structural engineer's report, before viewing, as there are concerns over the stability of the swimming pool, the terrace and garage below.

Broadband: Ultra-fast available (Ofcom)

Mobile coverage: Good indoor and outdoor reception (Ofcom)





**Guide price**  
**£670,000**

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- *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*

## *Outside*

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. Due to Health and Safety concerns, you can not inspect the interior of the garage or the swimming pool and the terrace that surrounds it.

## *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.



Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft  
 Garage = 17.3 sq m / 186 sq ft  
 Cellar = 45.5 sq m / 490 sq ft  
 Workshop = 27.8 sq m / 299 sq ft  
 Total = 307.3 sq m / 3307 sq ft  
 (Excluding Void)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			<b>54</b>
(21-38) <b>F</b>		<b>26</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Useful 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

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

