



Detached cottage with planning permission

Clematis Cottage, Shutter Lane, Gotherington, Gloucestershire, GL52 9EZ

Freehold



Sitting room • snug • kitchen/dining room • ground floor bathroom • two bedrooms (one with en suite cloakroom) • attic bedroom 3 (via ladder) • South facing garden • Double garage.

Situation

Clematis Cottage is situated in a tucked away position away from the road, in the popular village of Gotherington. The village has a village stores, public house, village hall and community centre as well as an outstanding rated primary school. Approximately 6 miles south is Cheltenham town centre. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. Lovely countryside is all around and there is access to the M5 at Ashchurch, and a train service to London Paddington from Cheltenham Spa and Evesham stations.

Description

Clematis Cottage offers a rare opportunity to purchase a detached Cotswold stone cottage which has planning permission in place to create a 4/5 bedroom, 3 bathroom home of over 2000 sq ft plus a double garage (please see proposed floorplans). The current cottage retains some charming period features including large working fireplaces in both the sitting room and snug, and exposed beams. The property is currently let and would benefit from updating. Planning permission has been granted under ref: 19/00184/FUL for the demolition of the existing single storey extension

(currently housing the kitchen/dining room and bathroom) and erection of a two storey side/ rear extension and external alterations to the existing building and a link extension to the existing garage. Access to the property is a vehicular right of way over the long private driveway to Butts Orchard. There is also pedestrian access off Shutter Lane. To the rear of the cottage is a south facing garden with small patio area and pedestrian gate out to the footpath off Shutter Lane.

Services: Mains water, gas and electricity. Mains drainage.

Local Authority: Tewkesbury Borough Council. Tel: 01684 295 010

Directions (GL52 9QL): Turn into Shutter Lane beside the Shutter Inn. Take the first right turn and the private driveway to Butts Orchard and Clematis Cottage will be found after a short distance on the left.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

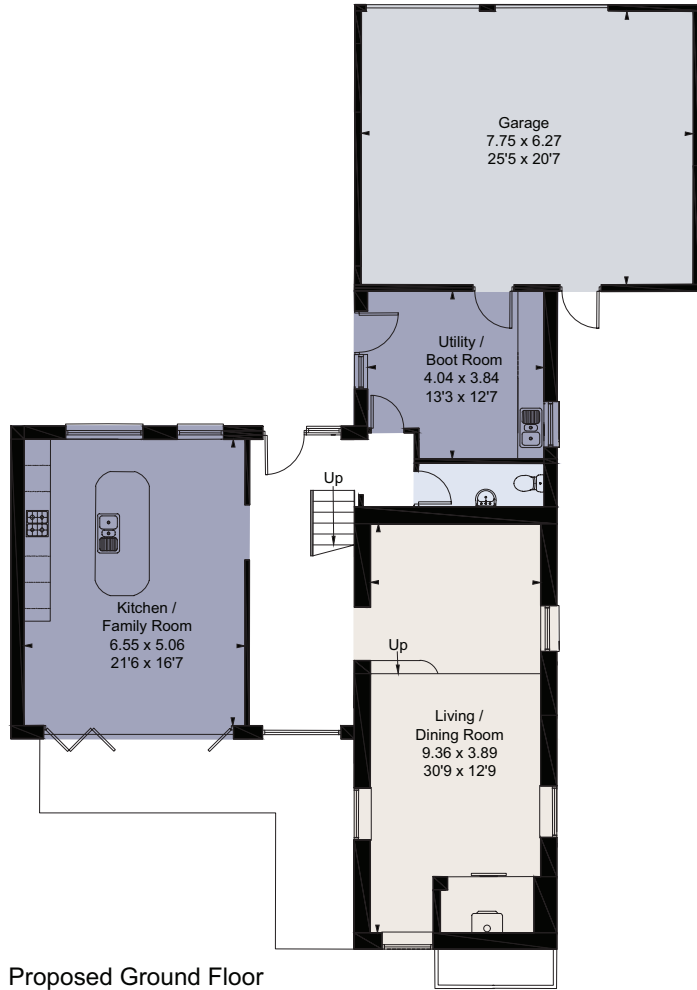


Proposed Plans

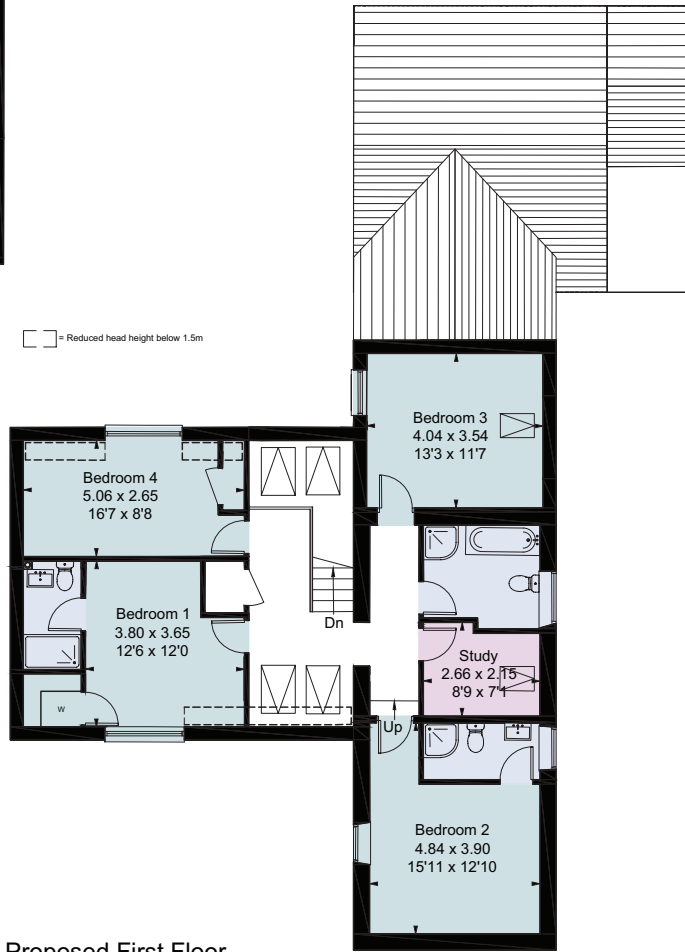
Approximate Floor Area 214.7 sq m / 2311 sq ft

Garage 47.6 sq m / 512 sq ft

Total 262.3 sq m / 2823 sq ft



Proposed Ground Floor



Proposed First Floor



Proposed North Elevation



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Approximate Area 142.3 sq m / 1532 sq ft (Excluding Void)

Garage 48.0 sq m / 517 sq ft

Total 190.3 sq m / 2049 sq ft

Catherine Anderson

Savills Cheltenham

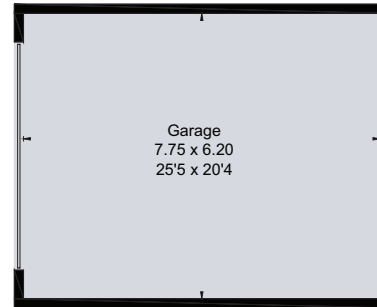
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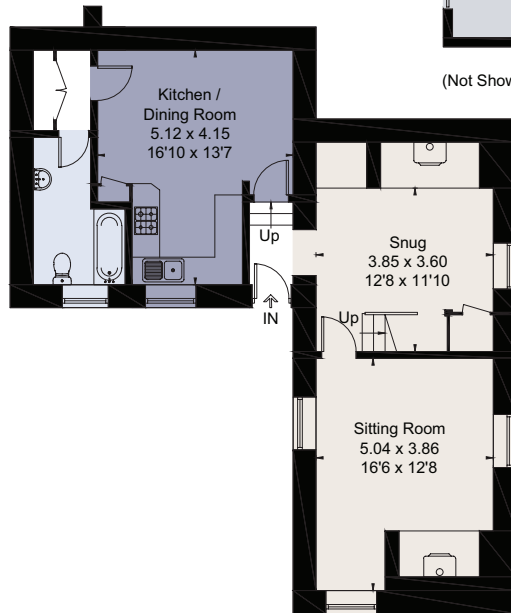


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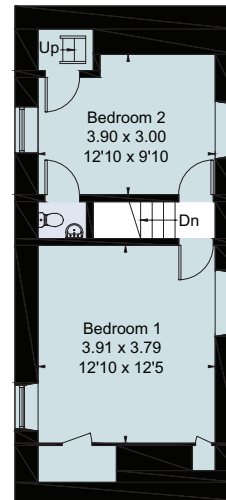
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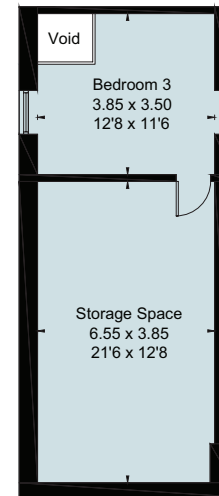
(Not Shown In Actual Location / Orientation)



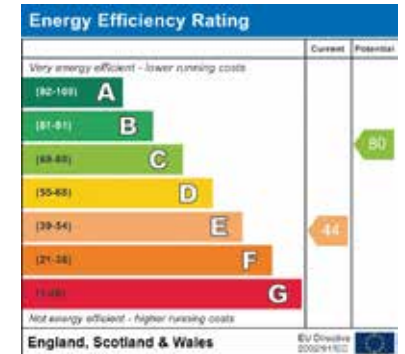
Ground Floor



First Floor



Second Floor



For identification only. Not to scale. © 201005CA

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