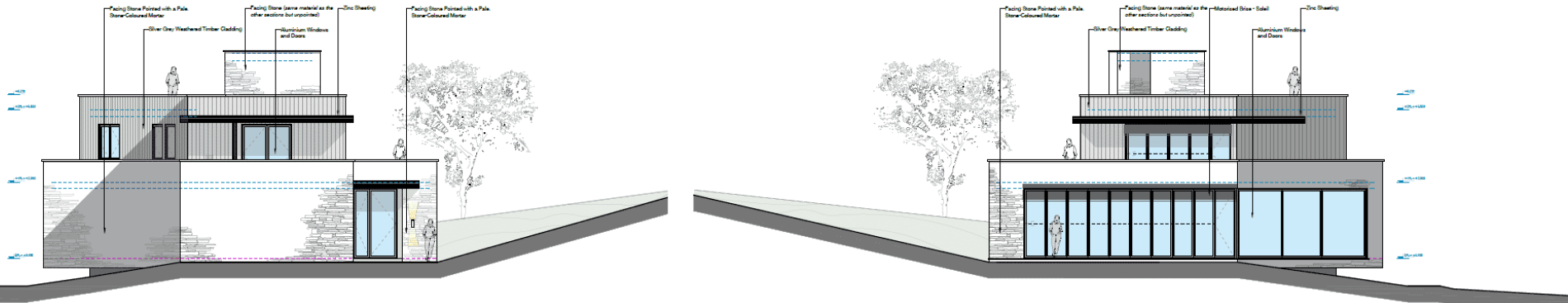


FRONT ELEVATION AS PROPOSED
SCALE - 1:100@A1



SIDE ELEVATION AS PROPOSED
SCALE - 1:100@A1

SIDE ELEVATION AS PROPOSED
SCALE - 1:100@A1



REAR ELEVATION AS PROPOSED
SCALE - 1:100@A1

Baunton

Cheltenham Road, Baunton, Cirencester, GL7 7BQ

Guide Price £750,000 Freehold

A 3 bedroom detached house, set in approx. 0.75 of an acre with planning permission to demolish and create a luxury self build home (Cirencester District Council - Ref -24/03634/FUL).

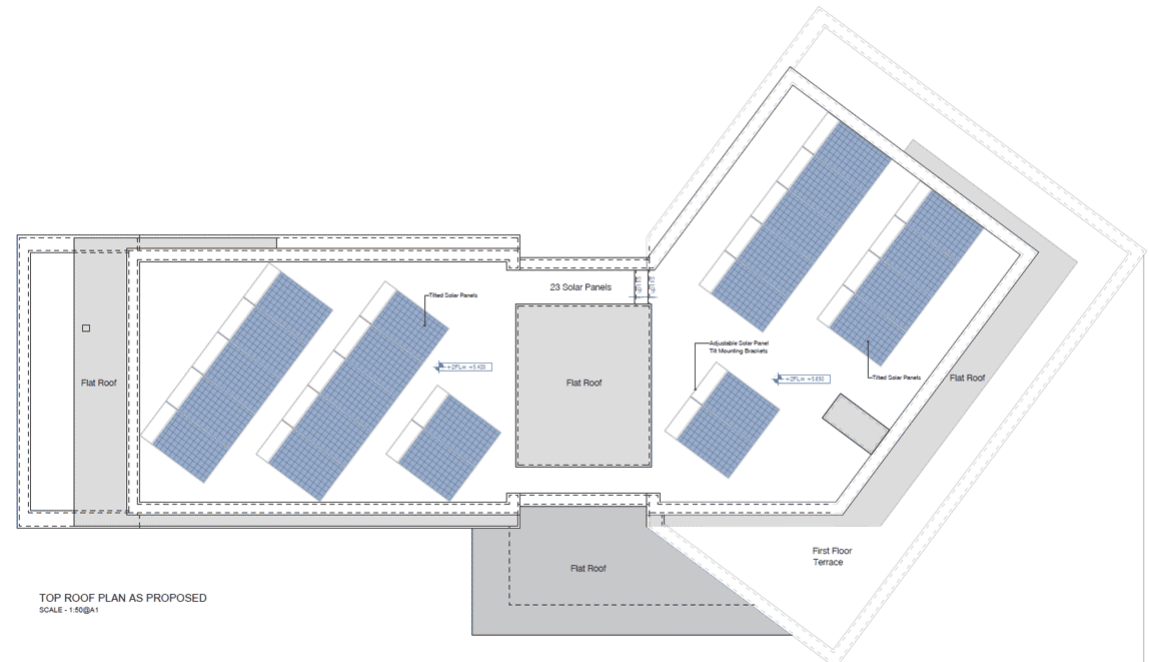
DEVELOPMENT OPPORTUNITY • Proposed house to include: • approx. 3500 square feet • reception hall • 4 reception rooms • open plan living/dining/kitchen • utility room • plant room • lift • 3/4 bedrooms • 5 bathrooms • wine cellar • detached garage/workshop • approx 0.75 of an acre

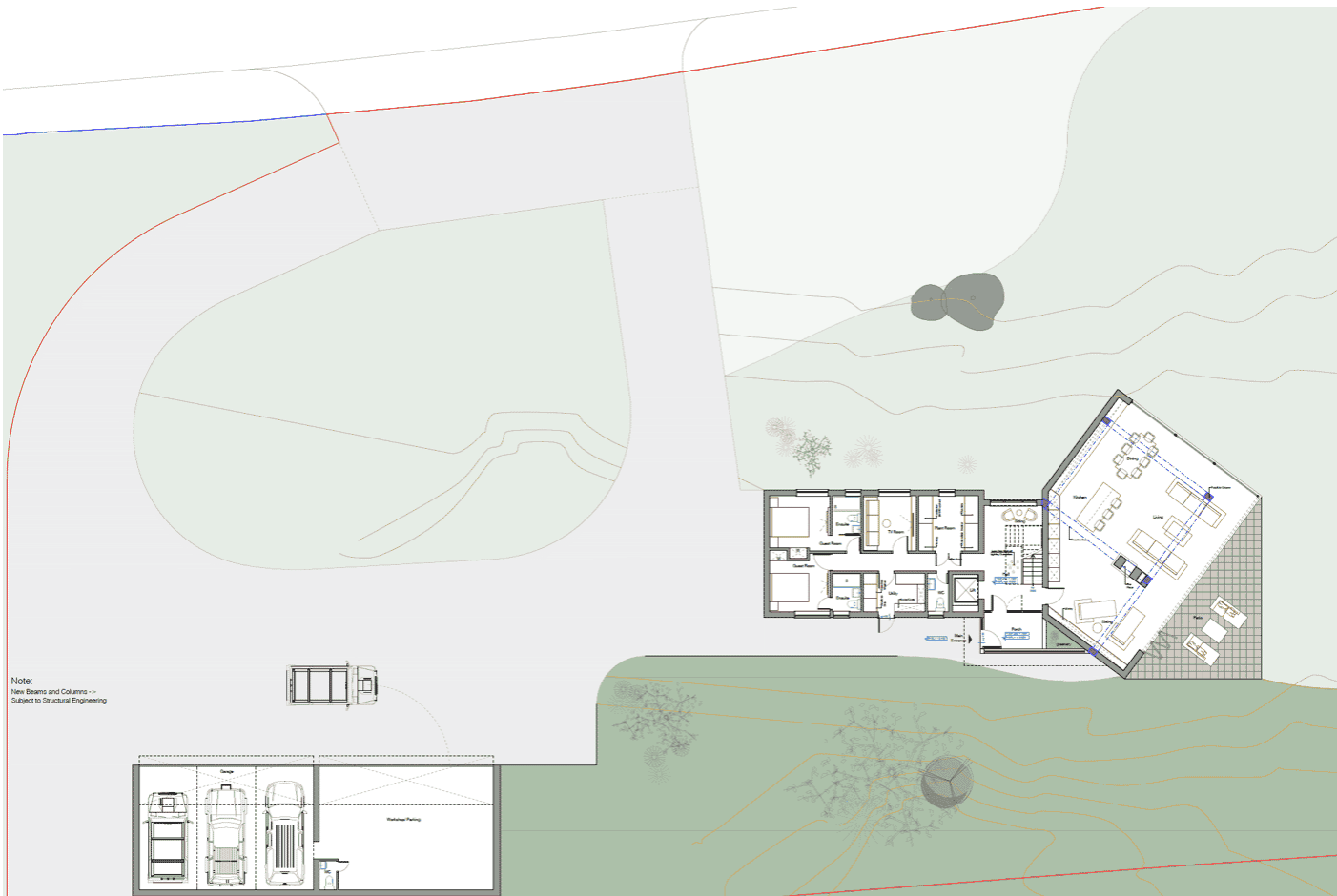
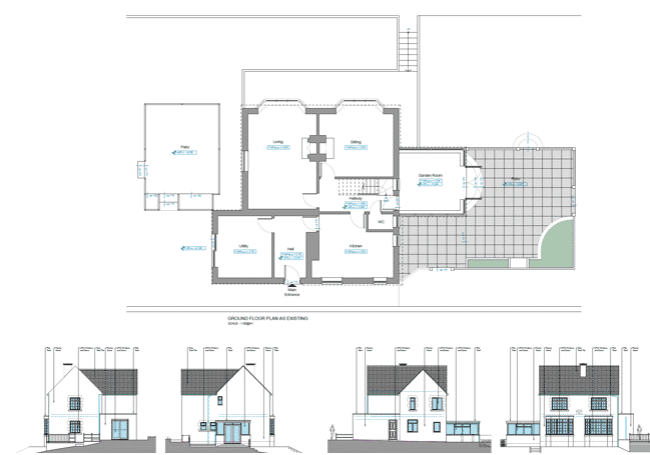
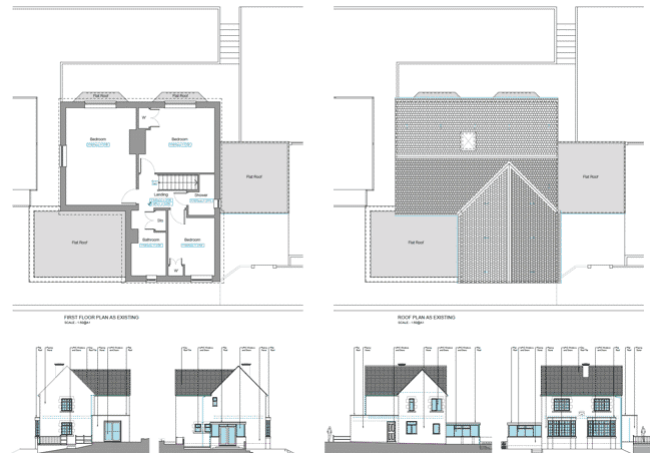
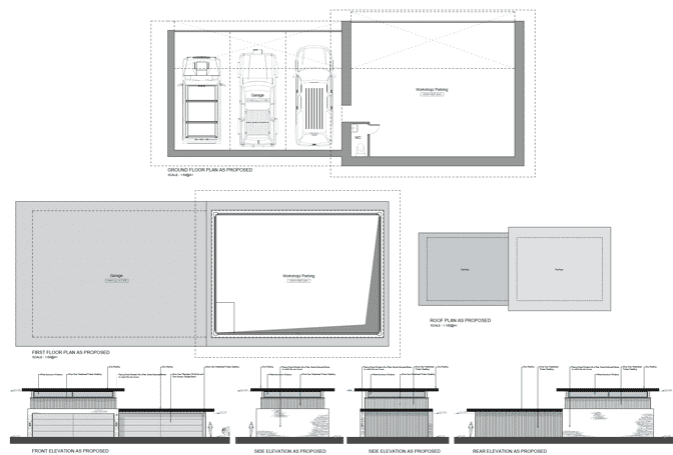
Description

A rare opportunity to acquire a detached house with the option of creating a stunning family home on this generous plot close to Cirencester. Planning permission has been secured to demolish the existing property and outbuildings, and erect a substantial (approx. 3500 square feet) contemporary home. The proposed accommodation includes 4 reception rooms, 3/4 bedrooms, 5 bath/shower rooms, lift, wine cellar, landscaped gardens, and a detached garage/workshop.

Further Information - FOR THE EXISTING PROPERTY:

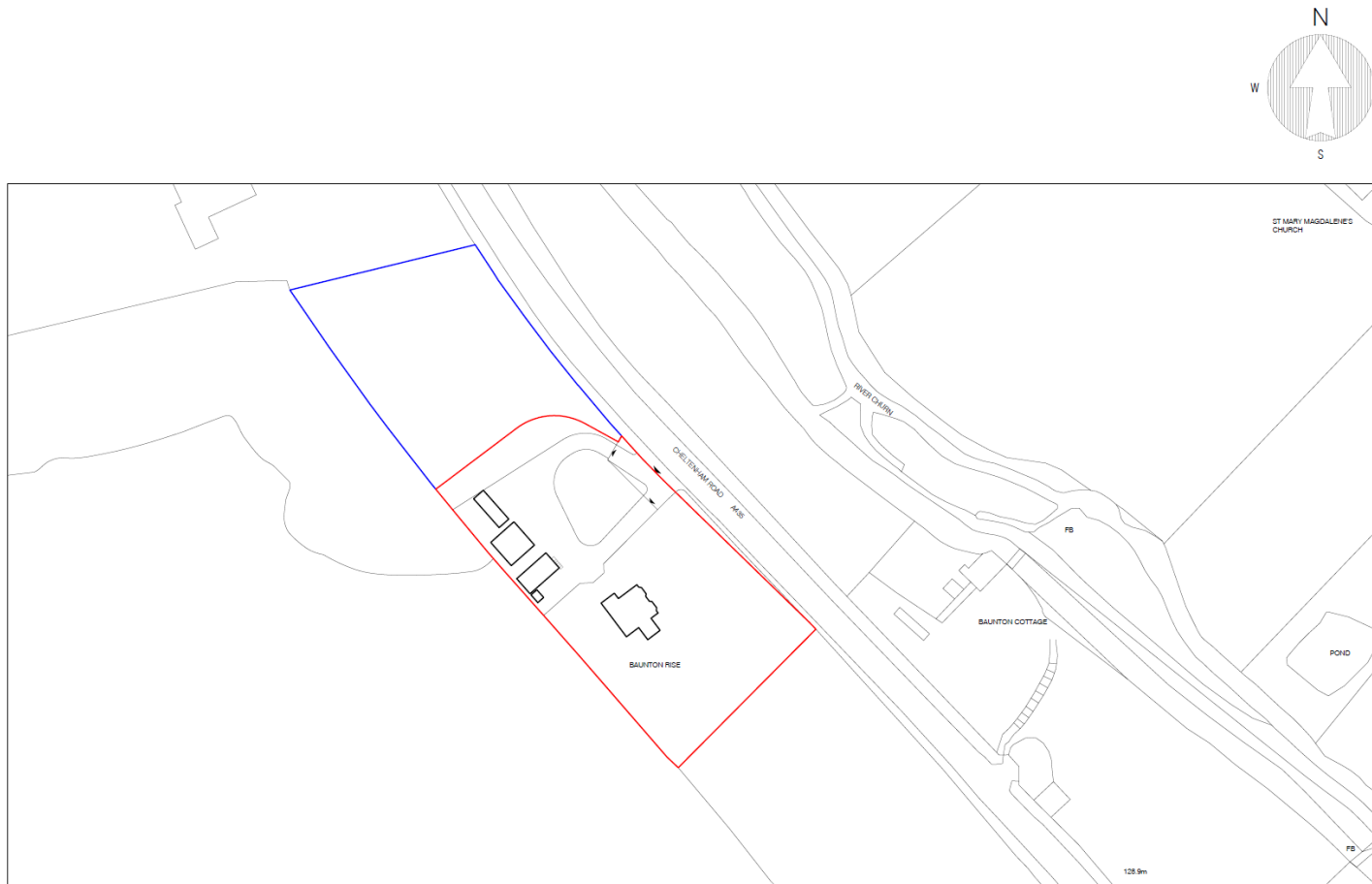
Local Authority Cirencester District Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Septic Tank. **Heating** Oil Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

Offering easy access to Cirencester's town centre with its excellent range of shops, cafés, restaurants, and everyday amenities. Set within the heart of the Cotswolds, the area combines historic charm with attractive countryside surroundings. Well-regarded schools, leisure facilities and scenic walking routes are close by, while Kemble Station and nearby road links provide convenient connections to London and the wider region, making this an ideal location for both families and commuters.



LOCATION PLAN 1:1250



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

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