

THE COACH HOUSE  
MIDDLE DUNTISBOURNE

WHITAKER  
SEAGER

# THE COACH HOUSE, MIDDLE DUNTISBOURNE, CIRENCESTER, GL7 7AR

## AN ASTONISHINGLY PICTURESQUE RURAL SETTING

- *Requires total restoration* • *Plot measures just over half an acre* • *Spectacular views* • *Four/five Bedrooms* • *Three bathrooms* • *Kitchen/breakfast room* • *Two reception rooms* • *Level garden*

### *Description*

A fabulous opportunity to bring this detached Cotswold stone house back to its former glory by completing a 'total' restoration programme. Lying in a traditional unspoilt hamlet this country residence requires a considerable amount of work including a connection to the mains water supply as currently there is no water, replacement of the septic tank will be obligatory due to the change in legislation (January 2020) and rectifying structural issues as a starting point.

Located down a private drive, this property is believed to have originally been three cottages and its been in the ownership of

same family since the 1950's. The open rural aspect and peaceful setting make this location quite breath-taking. There is a plethora of character features within the 2388 sq ft of well proportioned accommodation including two impressive Cotswold stone fireplaces, exposed walls and beams, in addition to window seats.

Outside the level enclosed grounds are mainly laid to lawn with the 'Dunt' stream passing through behind a Cotswold stone wall. There is a small orchard & copious amounts of private gravelled parking. Two sides of the gardens adjoin the farmer's pastureland.



Offers in the region of  
**£675,000**

We strongly believe this property can only be purchased by a cash buyer.



## Location

Middle Duntisbourne lies in an area of outstanding natural beauty North of Cirencester. It is a quaint and unspoilt Cotswold hamlet surrounded by farmland and woods. The stream known as 'The Dunt' meanders through the full length of the pretty Duntisbourne Valley. Often referred to as the 'capital of the Cotswolds', Cirencester (4 miles) is a traditional market town. Cheltenham (12.5 miles) is known for its elegant Regency architecture, copious festivals and National Hunt racing. Kemble (10 miles) is the nearest railway station with direct link to London (Paddington).

## Directions

Leave Cirencester on the A417 Gloucester Road in a northerly direction. After approximately 1.5 miles turn left onto the Overly Road signed posted Daglingworth. After entering Daglingworth the village turn sharp left and then turn right towards Duntisbourne Rouse. Follow the country lane through Duntisbourne Rouse passing the signpost to the church and continue on for approximately 1/4 mile. Turn right down a winding hill and through the ford. The entrance to The Coach House is located on the right hand side after the Cotswold period farm buildings.

## General Information

**Tenure:** Freehold

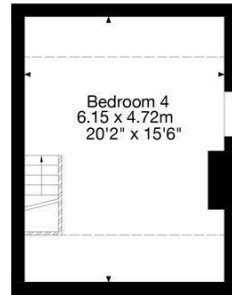
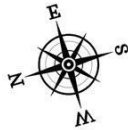
**Postcode:** GL77AR

**Viewing:** Strictly by appointment through Whitaker Seager.

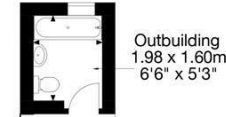
**Fixtures and Fitting:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Cotswold District. Council Tax Band D and EPC rating F

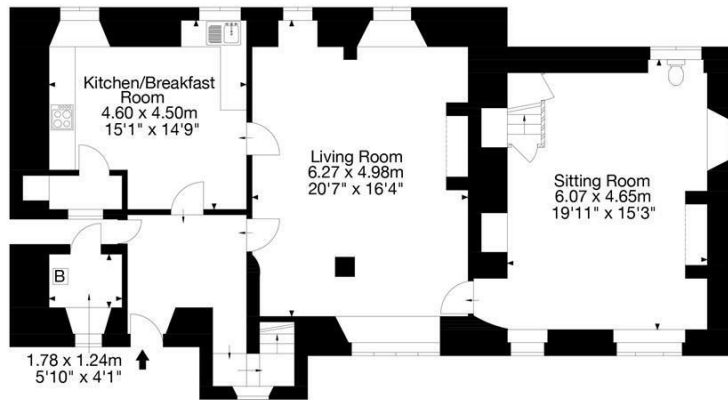
The Coach House,  
Middle Duntisbourne,  
Cirencester GL7 7AR  
Main House  
2388 Sq Ft - 221 Sq M  
Outbuilding  
34 Sq Ft - 3 Sq M  
Total Area  
2422 Sq Ft - 225 Sq M



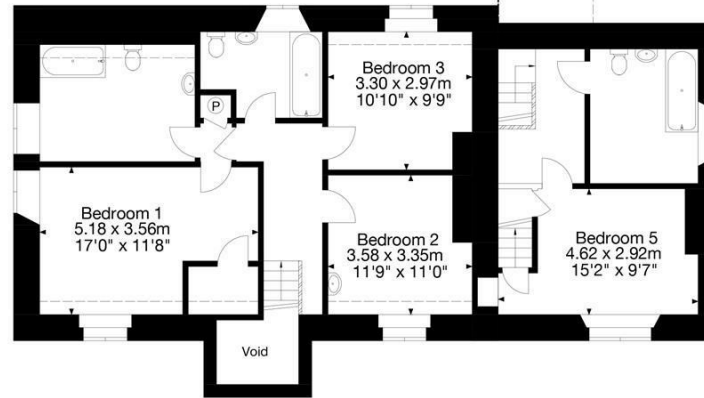
Second Floor



Outbuilding  
1.98 x 1.60m  
6'6" x 5'3"



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Capture Property Marketing 2019. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

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