

The White House Victory Row, Coates, Cirencester, GL7 6NH



**** SALE AGREED stc **** Welcome to The White House Coates - A rare opportunity to acquire a detached village property occupying a substantial plot within the sought-after Cotswold village of Coates, near Cirencester. Requiring significant refurbishment or potential redevelopment (subject to permissions), the property offers exciting scope for buyers seeking a rewarding project opportunity **** NO ONWARD CHAIN ****

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Key Features



4

Bedrooms



1

Bathrooms



2

Receptions

Description

The White House is positioned within a generous mature plot and currently comprises a detached four-bedroom dwelling with gardens surrounding the property, driveway parking and garaging.

The property has been vacant for some time and now requires substantial improvement and remedial works throughout. The condition of the property means buyers should expect a programme of repair and upgrading works, and as such the property is considered most likely to appeal to purchasers seeking a comprehensive refurbishment project or redevelopment opportunity, subject to any necessary planning permissions and consents.

The true appeal of the property lies within the overall plot size, village position and long-term potential on offer.

Properties of this nature within Coates are rarely available, particularly with such scope for alteration, replacement or transformation.

Essentials

Freehold
Oil fired central heating
EPC Rating: D
Council Tax Band: F £3193.67 payable 2026/27
Mains water and drainage

Material Information

Please note that the garage roof is understood to contain asbestos materials. The property also previously experienced internal flooding following a historic water pipe failure. We understand this related to an internal plumbing issue rather than environmental or external flooding. Due to the property having been vacant for some time and being in poor overall condition, buyers should expect a programme of repair, upgrading and remedial works throughout.

Location

Coates is a desirable Cotswold village positioned just outside Cirencester, often referred to as the Capital of the Cotswolds. The village offers attractive countryside surroundings whilst remaining highly convenient for access to nearby amenities, road links and rail connections.

Cirencester provides a wide range of shops, restaurants, schools and leisure facilities, whilst Kemble railway station is located nearby and offers direct mainline services towards London Paddington, making the area popular with both commuters and lifestyle purchasers alike.

The surrounding Cotswold countryside offers extensive walking, riding and outdoor pursuits, with a number of highly regarded villages and market towns within easy reach.

Viewings & Health and Safety

Due to the property having been vacant for a prolonged period and being in poor overall condition, viewers attend entirely at their own risk. For health and safety reasons, we respectfully request that children and dogs are not brought to viewings.

All viewings will be strictly by prior appointment only and accompanied by a representative of Adkins Property at all times. Potential purchasers are advised to exercise caution whilst inspecting both the property and grounds.

Agents Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Buyer Verification / AML Compliance

In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

Social

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Floor Area: 1488.00 sq ft



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 1488sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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