



MOUNTGRANGE
HERITAGE



Glasshouse, GL7

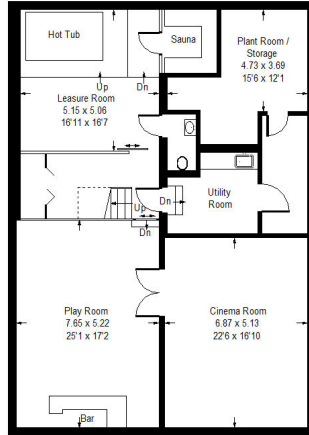
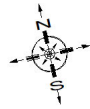
£3,200 per week Fees May Apply

This luxury Cotswold house is situated within a private estate surrounded by lakes and woodland just outside Lechlade-on-Thames in the Cotswold's. This extraordinary home which is east-facing could be described as sitting 'in the lake' distinguishing it from any other house on the estate. The interior space on three levels extends to over 6,000 square feet and from the terrace, which is 2,000 square feet in itself, you have a panoramic view of three different lakes.

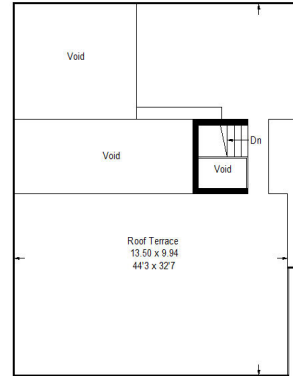
4 Bedrooms | 4 Reception Rooms | 6 Bathrooms

The Glasshouse, GL7

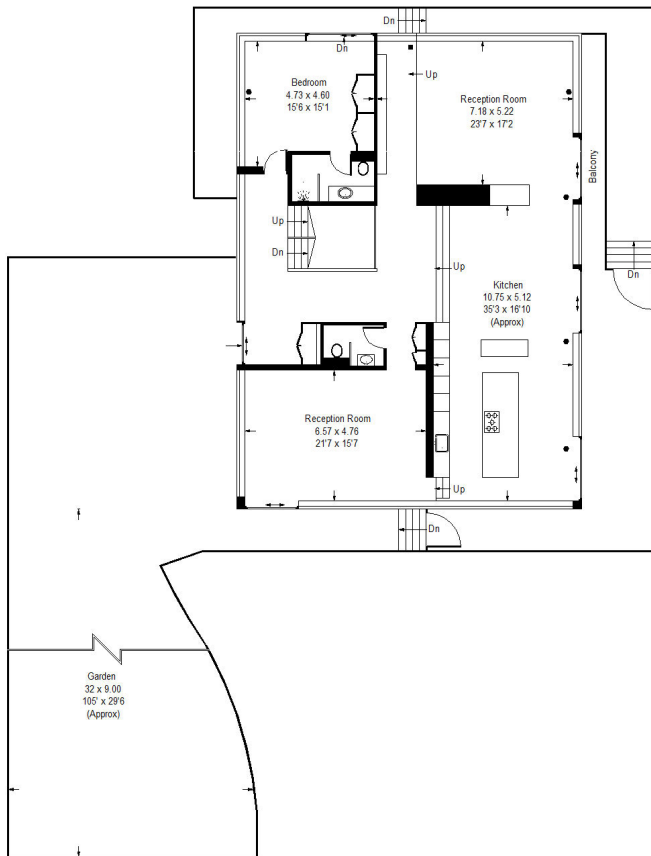
Approx. Gross Internal Area = 561.8 sq m / 6047 sq ft
(Excluding Void)



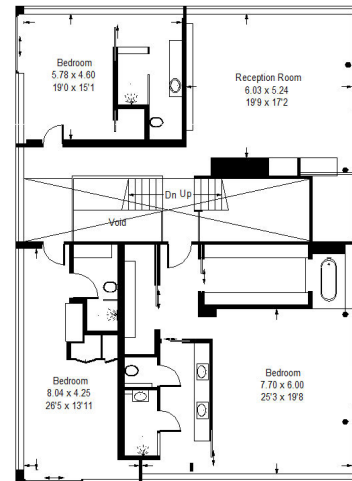
Lower Ground Floor



Roof Terrace



Ground Floor



..... = Reduced headroom
below 1.5 m / 5'0"

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

The Glass House
Huntsman Causeway
Lakes by Yoo, Claydon Pike
LECHLADE
GL7 3DT

Energy rating

B

Valid until: **5 November 2028**

Certificate number: **0368-7965-7349-6718-2994**

Property type

Detached house

Total floor area

548 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.